

**WHITE TOWNSHIP PLANNING BOARD  
555 CR 519, BELVIDERE, NEW JERSEY**

**MINUTES  
MARCH 8, 2011**

The regular meeting of the White Township Planning Board was held on Tuesday, March 8, 2011. Present were: Timothy Matthews, Anthony Wyhopen, Jeff Herb, William Godfrey, Joseph Phillips, James Carlson, Bryan Vande Vrede, Samuel Race, Robert Mackey, and David Pritchard. Board Member Absent: Joseph Magnini. Also present: Board Attorney Richard Dieterly, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton.

**CALL TO ORDER:**

Anthony Wyhopen called the meeting to order at 7:30 p.m. He stated that the meeting is being held in accordance with the "Open Public Meetings Act", with adequate notice to the appropriate newspapers and posting on the Township bulletin board.

**OPEN TO THE PUBLIC:**

Chairman Wyhopen opened the meeting, to the public, for non-agenda items. With there being no public comment, the meeting was closed to the public.

**REORGANIZATION:**

**Appointment of Board Professionals**

Chairman Wyhopen stated that the Board Professionals were appointed temporarily at last month's meeting and he questioned the status of the matter. It was noted that the status of the Boards remains the same and nothing has been decided yet.

**MINUTES OF PREVIOUS MEETING:**

The minutes of the meeting of February 8, 2011, were distributed to all the Board Members prior to the meeting.

Mayor Race made the motion to approve the minutes. Motion seconded by Dr. Phillips. In a voice vote, all were in favor, except for Mr. Mackey, who was not present at the February meeting and abstained.

**VOTE: 9 AYES**

The motion carried

**NEW BUSINESS:**

**#757 PPL Renewable Energy, Block 7, Lot 3**

Christopher DeGrezia, Esq. was present on behalf of the Applicant and he addressed the waivers being requested and the completeness of the application. Board Engineer Sterbenz reviewed his completeness report of February 28<sup>th</sup>. Both Board Engineer Sterbenz and Board Planner Layton supported the waivers being requested.

Dr. Phillips made to grant the waivers and to deem the application complete. Motion seconded by Chairman Wyhopen. Discussion on the motion: The Board and the Applicant reviewed the waivers being requested at great length and Board Attorney Dieterly asked whether the application addresses the waivers and variances being requested and whether adequate notice has been provided. He then reviewed the notice provided for tonight's meeting and he confirmed that it is adequate.

**VOTE: 9 AYES**

The motion carried

Attorney DeGrezia then proceeded to summarize their application for a solar farm. He stated that they have several experts present this evening to provide testimony.

Steve Gabrielle, Evan Hill, Joseph Layton, and Paul Sterbenz were all sworn in by Board Attorney Dieterly.

Attorney DeGrezia then submitted the following 4 page hand out that was marked as an exhibit:

A-1 Printed Power Point Presentation outlining the project, 4 pages.

Steve Gabrielle, the Applicant's Representative, referenced A-1 and he went on to describe the proposal for the 16 acres consisting of 11,000 low profile solar panels on a single access tracker system. He testified to the benefits of the project and the distance to the closest residential use.

Evan Hill provided his Engineering qualifications for the Board. He displayed the submission drawings, which was marked as an exhibit:

A-2 Submission Plans, 9 pages, dated 12-10-10

Engineer Hill then went on to describe the existing conditions and the proposed project, which is to develop 16 acres of the property. He also reviewed the existing uses in the area. He described the proposed improvements, the tracker system construction and installation, the proposed re-vegetation, and the existing topography and elevations. He stated that all areas outside of the proposed fence will be farmed and the Board discussed the tax implications. Engineer Hill described the proposed solar farm operation, the materials that are used, the proposed lighting, and the maintenance of the panels. The Board continued to question the installation of the project and Mayor Race asked about a Decommission Plan, Mr. Mackey asked if the Applicant could provide the Board with the chemical analysis/composition of the panels, and Chairman Wyhopen questioned the life of the panels. The Applicants stated that they can provide a Decommission Plan and a chemical analysis/composition of the panels. Engineer Hill reviewed Board Engineer Sterbenz's report and he reviewed the Grading Plan. The Applicant continued to discuss the drainage and the temporary conditions and stormwater control during construction and prior to stabilization. The Applicants stated that they will have to comply with the WCSCD. They stated that they will place notes on the plan, which are consistent with tonight's testimony. They also stated that prior to construction activities beginning, an inventory will be taken so that any repairs can be made if needed. The Board and the Applicants also discussed the tax assessment.

The hearing was then opened to the public. With there being no public comment, the hearing was closed to the public.

Board Planner Layton questioned the buffering and setbacks. Engineer Hill stated that he feels that the intent of the buffering has been met, which was discussed with the Board, at great length. The Board was polled and the Board agreed that each application needs to be reviewed on its own merits and that buffering is not required with this proposal. The Applicants then reviewed Board Planner Layton's report.

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Chairman Wyhopen asked if it would be appropriate to grant Final Site Plan approval in light of the changes needed to the documents. Board Attorney Dieterly stated that it depends on how Board Engineer Sterbenz feels about the outstanding items. He stated that the Board also needs to consider Performance Guaranty/Bonding. Board Engineer Sterbenz suggested that the Board consider both Preliminary and Final; however, he stated that the Applicant should not be permitted to start any construction, until all the plan changes are made, all outside agency approvals are obtained, bonding is addressed and a preconstruction meeting is held. He stated that all the conditions of the Resolution will need to be addressed. Mr. Herb questioned the status of the energy efficiency project with the School. The Applicants stated that their sister company does wish to work with the School on additional energy efficiency projects and/or educational aspects of a solar project; however, Attorney DeGrezia stated that those educational components are not related with this application or this approval.

The hearing was then opened to the public once again. With there being no public comment, the hearing was closed to the public.

Dr. Phillips made the motion to grant the Preliminary and Final Site Plan approval, conditioned upon tonight's discussion. Motion seconded by Mr. Godfrey. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried

Chairman Wyhopen stated he believes that Mr. Godfrey is an Alternate and he asked if another Board Member would be willing to second that motion.

Dr. Phillips made the motion to grant the Preliminary and Final Site Plan approval, conditioned upon tonight's discussion. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried

Board Secretary Schemm noted that Mr. Godfrey is eligible to vote on this matter, as he is Alternate #1 and Mr. Magnini is absent this evening.

**BILLS:**

In a motion made by Dr. Phillips and seconded by Mr. Pritchard, the bills were paid. In a voice vote, all were in favor, except for Mayor Race, who abstained.

Maser-Planning	156.25	PBOE
Maser-Engineering	187.50	PBOE
Maser-PPL-Engineering	1734.00	Escrow
Maser-PPL-Planner	218.75	Escrow

**VOTE: 9 AYES**

The motion carried.

**OPEN TO THE PUBLIC:**

**Alternative Energy/Renewable Energy**

Mr. Wessner questioned the status of the Ordinance. Chairman Wyhopen stated that the subcommittee did not meet and they will try and schedule a meeting after the Planning Board meeting is concluded this evening.

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**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary