

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

**MINUTES
MAY 9, 2017**

The regular meeting of the White Township Planning Board was held on Tuesday, May 9, 2017. Present were: Timothy Matthews, Michael Grossmann, Joseph Phillips, Bryan Vande Vrede, Drew Kiszonak, Robert Mackey, Sam Race, and David Pritchard. Board Members Absent: Joseph Magnini and Jeff Herb. Also present: Board Attorney Richard Dieterly, Board Planner Joseph Layton, and Board Engineer Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:31 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 Matthews opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of February 14, 2017 were distributed to all the Board Members prior to the meeting.

Mr. Grossmann made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Dr. Phillips, Mr. Kiszonak, and Mr. Vande Vrede, who were not present at the April meeting, and they abstained.

VOTE: 5 AYES

The motion carried

COMPLETENESS:

#781 WhiteTown Realty, Block 30, Lots 8 & 11

Board Engineer Sterbenz reviewed the history of the application and he stated that he prepared a report dated May 5, 2017. He indicated that although there is additional information to be submitted; he is recommending that the matter be deemed complete. Mr. Vande Vrede recused himself and sat in the audience.

Dr. Phillips made the motion to deem the application complete. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Kiszonak, who abstained.

VOTE: 6 AYES

The motion carried

Chairman Matthews announced that this matter will not be heard this evening as the Applicant's Attorney has requested that the matter be carried to the Board's June meeting. Board Engineer Sterbenz stated that the soils investigation needs to be completed.

Several members of the public stated their concerns. Board Attorney Dieterly announced that this matter is being carried to the Board's June 13th meeting. The Public and the Board discussed the status of the application and the procedure.

Dr. Phillips made the motion to carry this matter to the Board's June 13 meeting, without further public notice. Motion seconded by Mr. Kiszonak. Discussion on the motion: The Board apologized to the public and they reviewed, with the Public, the

adjournment process. A member of the public questioned traffic and lighting. The Board stated that the Applicant will present and address their Plan during the public hearing. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

Mr. Vande Vrede resumed his position on the Board.

#782 Geopeak Energy-DSM, Block 51, Lot 5

Board Engineer Sterbenz reviewed the submission and the completeness items listed in his report of May 4, 2017.

Michael Steib, Esq. was present on behalf of the Applicant and Craig Stires was sworn in and provided his qualifications and experience as a Professional Engineer. Mr. Stires reviewed the May 4th report and the waivers being requested and the non-applicable items, which was discussed with the Board.

Dr. Phillips made the motion to grant the waivers and to deem the application complete, with the waivers being granted and the confirmation of the non-applicable items. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

NEW BUSINESS:

#782 Geopeak Energy-DSM, Block 51, Lot 5

Attorney Steib gave an overview of the project. Greg Gutka, A.J. Javan, Robert Kiser, Paul Sterbenz, and Joseph Layton were all sworn in.

Mr. Gutka, employed by DSM, reviewed the sustainable green energy proposal and the use of the existing farm field which is proposed to be converted into a solar field.

A member of the public questioned the tax implications. Mr. Grossmann questioned the future plans with the current gas generating station and the power consumption, which was addressed by the Applicant.

Mr. Javan, of Geopeak, described the proposed project at great length and he reviewed Board Engineer Sterbenz's report of May 4, 2017. The following were submitted and marked as Exhibits:

- A-1 Colorized Plan
- A-2 Aerial Photograph with Overlay
- A-3 Simulation of Landscape Buffer
- A-4 Simulation of Landscape Buffer
- A-5 Photo from Water Street

Mr. Javan continued to review the May 4th report and the proposal, which was discussed with the Board at great length.

Mr. Stires reviewed his engineering experience with solar projects. He stated that there was a coordination with Geo-Peak to layout the project as proposed. He described the present site conditions and the proposed project. He stated that the project was designed to comply with the regulations. He reviewed the existing buffer, the trees that will be removed, and the additional buffer that is being proposed. He continued to address: the construction of the project, the interior circulation, fire department review, and the Decommissioning Plan. He reviewed the May 4th report of Board Engineer Sterbenz.

He reviewed the construction on the site, the seeding of the meadow grass, erosion and rain runoff. He then addressed the Township Ordinance. Board Attorney Dieterly touched on the Decommissioning Plan, the Performance Guaranty, and the revised application that was received today.

Mr. Kiser provided his qualifications as a Planner and he stated that he reviewed the proposal, the Municipal Land Use Law, along with the Township Ordinances. He presented testimony in regards to the granting of the two variances being requested. He also reviewed the physical features of the existing property. He noted that the use is an inherently beneficial use and provides clean renewable energy. He continued to testify to the proofs required for the variance relief requested.

The hearing was then opened to the public:

Karl Hricko was sworn in and he questioned the amount of traffic that will be generated during construction, whether there is any impact to radio, tv, and cell phones, the percentage of power generated from the proposal, and who will be responsible to remove the equipment after the operation of the project is terminated.

Bruce Fratezi was sworn in and he questioned the standards for the variances, in regards to the solar panels vs. a building, the grasses, and he stated his concern over water runoff. The following was submitted and marked as an Exhibit:

A-6 Photo from Manunkachunk Road

Mr. Frazezi then went on to question the voltage.

Mr. Kricko asked if the Board has contacted any of the prior projects constructed by the developer. Board Engineer Sterbenz stated that Geo-Peak did construct the first DSM solar project.

With there being no further public questions/comments, the hearing was closed to the public.

The Board continued to review the proposal and the Township Ordinances. They also questioned if an approval is required from Belvidere. Board Engineer Sterbenz reviewed the process in Belvidere, where solar panels are considered an accessory use to a principle building.

Mr. Grossmann made the motion to grant the variance for steep slopes. Motion seconded by Dr. Phillips. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Dr. Phillips made the motion to grant the variance for the buffer. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Board Attorney Dieterly reviewed some items and asked if a special meeting is going to be required to adopt the Resolution.

Mr. Javan stated that they are under a time constraint and would like to continue with the special meeting on May 16th to adopt the Resolution. .

Mr. Mackey made the motion to grant Preliminary and Final Major Site Plan approval, as discussed and agreed upon this evening. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

BILLS:

Maser-White Town Realty	374.00	Escrow
Maser-White Town Realty	850.00	Escrow
Maser-General	34.00	PBOE
Maser-General	980.00	PBOE
Maser-DSM/Geopeak	3128.00	Escrow
Gebhart & Keifer-General	693.50	PBOE
Gebhart & Keifer-DSM/Geopeak	759.00	Escrow
Gebhart & Keifer-Beha	82.50	Escrow

In a motion made by Mr. Pritchard and seconded by Mr. Vande Vrede, the bills were paid. In a voice vote, all were in favor. Abstaining: Mayor Race

VOTE: 7 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:31 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/9/17