

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

**MINUTES  
NOVEMBER 8, 2011**

The regular meeting of the White Township Planning Board was held on Tuesday, October 11, 2011. Present were: Anthony Wyhopen, Jeff Herb, James Carlson, William Godfrey, Bryan Vande Vrede, Timothy Matthews, Samuel Race, David Pritchard, and Robert Mackey. Board Members Absent: Joseph Magnini and Joseph Phillips. 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 7:33 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.

**MINUTES OF PREVIOUS MEETING:**

The minutes of the meeting of September 13, 2011, were distributed to all the Board Members prior to the meeting.

Mr. Race made the motion to approve the minutes. Motion seconded by Mr. VandeVrede. In a voice vote, all were in favor, except for Mr. Herb, Mr. Carlson, and Mr. Godfrey, who were not present at the Board's September meeting and they abstained.

**VOTE: 6 AYES**

The motion carried

**NEW BUSINESS:**

**#760 Moncada NJ Solar 301, LLC, DSM Nutritional Products, Block 52, Lot 10**

Dan O'Hern was present on behalf of the Applicant. He then briefly viewed the proposed project. Board Attorney Dieterly swore in William Radigan, Evan Hill, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton.

William Radigan, Procurement Manager at DSM, reviewed the proposal and he stated that all of the power that will be generated by the Solar Farm will be utilized by DSM.

The hearing was opened to the public for questions and comments for Mr. Radigan. With there being no public comment or questions, the hearing was closed to the public.

Evan Hill provided his qualifications as a Professional Engineer. The following was distributed and also marked as an exhibit:

A-1 Reduced copy of the revised drawings, dated 9-30-11

Engineer Hill stated that the proposal is an accessory use to the existing permitted use. He then went on to review the revised drawings. He briefly described the existing conditions and the proposed improvements, onsite circulation, fencing, landscaping,

grading, security lighting, meadow grass, the installation of the fixed tilt panel system and its wiring. He then described the variance that they need for the grading and the grading plan. He stated that they have received WCSCD and WCPB approval. He then described in more detail the landscaping and the following was submitted and marked as an exhibit:

A-2 6 sheet submission

- ( a ) Aerial Photograph, 2010
- ( b ) Photo Simulation on Aerial Photograph
- ( c ) Photographs with and without proposed landscaping buffer
- ( d ) Photographs with and without proposed landscaping buffer
- ( e ) Photographs with and without proposed landscaping buffer
- ( f ) Photograph

Engineer Hill described each of the sheet submissions. He then went back to Exhibit A-1 and he reviewed the Construction details. He reviewed Board Engineer Sterbenz's October 7<sup>th</sup> Report, which was discussed with the Board at great length. He stated that they agree to the comments on page 5 & 6 of the report.

Brad Bauer, Moncada Representative, was sworn and he addressed the Decommissioning Plan.

Engineer Hill stated that they have a DEP-Wetlands LOI dated 6-19-03, WCSCD certification dated 8-10-11, and WCPB approval dated 8-23-11. Board Engineer Sterbenz stated that the LOI is no longer valid, as the Permit Extension Act does not apply to the Highlands Region. Engineer Hill stated that he would like to address Board Planner Layton's report dated 9-8-11. The Board noted that there is a newer Planner Report dated 10-02-11 and they believe that the issues have been resolved. Board Engineer Sterbenz recommended that the schematic of the terraced modules be added to the one detail sheet and their location should be noted.

The hearing was opened to the public.

Barry Wessner questioned the percentage of the electricity that they use and the amount of electricity the project will supply, which was addressed by the Applicant.

With there being no further comment, the hearing was closed to the public.

The Board asked if there will be a time where the landscaping buffer will have a detrimental impact to the project, the jobs that will be created, tracking systems vs. fixed systems, and the life expectancy of the panels, which were addressed by the Applicants.

Chairman Wyhopen reviewed the possible conditions of an approval.

Mr. Mackey made the motion to approve the application, subject to the conditions discussed and mentioned this evening. Motion seconded by Mr. VandeVrede. Discussion on the motion: Board Engineer Sterbenz recommended that the motion also include the variance needed for the disturbance of slopes. Both Mr. Mackey and Mr. VandeVrede agreed to amend their motion to include the variance. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried

**OTHER:**

**Solar Ordinance/Alternate Energy**

The Board reviewed, at great length, the latest draft Ordinance that was distributed this evening by Board Planner Layton, and several modifications were suggested.

The meeting was opened to the public.

Barry Wessner had some comments regarding setbacks in regards to Commercial Solar Projects.

The meeting was closed to the public.

It was agreed that Board Planner Layton will prepare another draft Ordinance incorporating the modifications discussed this evening for the Board's consideration.

**Highlands Preservation Area**

Board Planner Layton stated that a draft Ordinance was distributed awhile ago and he is waiting to see if there are any other modifications being suggested from the Board.

**BILLS:**

In a motion made by Mr. VandeVrede and seconded by Mr. Herb, the bills were paid. In a voice vote, all were in favor. Abstaining Mayor Race.

Maser-Planning	437.50	PBOE
Maser-Engineering	156.25	PBOE
Maser-Moncada	562.50	Escrow #50057
Maser-Moncada	1022.75	Escrow #50057

**VOTE: 8 AYES**

The motion carried.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:00 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary