

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

**MINUTES
MARCH 29, 2021**

A special meeting of the White Township Planning Board was held on Monday, March 29, 2021. Present were: Timothy Matthews, Chanda Collom, Michael Grossmann, Anne Skoog, Nevitt Duveneck, Joan Schnieber, Richard Nieuwenhuis, Drew Kiszonak, and David Pritchard. Board Members Absent: Drew Kiszonak, Robert Mackey and Joseph Phillips. Also present: Attorney Richard Cushing, Conflict Engineer Andrew Holt, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:05 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 and the township website.

OPEN TO THE PUBLIC:

Mr. Reese reviewed the Zoom procedures for this evening. 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.

NEW BUSINESS:

#795 Foul Rift Solar Farm, Block 21, Lot 11.03

Chairman Matthews stated that he will need to recuse himself and Vice Chairman Mackey is not present. He stated that he has asked that Mr. Pritchard chair this portion of the meeting.

Mark Bellin Esq. was present on behalf of the Applicant. He stated that the application is for Preliminary and Final Major Site Plan and Variance approval. Mr. Cushing and Mr. Holt stated that they both had reviewed the notice and the Board has jurisdiction.

Roger Ferguson, Pennjersey Environmental Consultants, was sworn in and he provided his qualifications as a Licensed Site Remediation Professional/Environmental Consultant. He stated that he was not involved in the site when it was the composting facility. The following were displayed and marked as Exhibits:

- A-1 April 1992 Aerial Photograph
- A-2 April 1997 Aerial Photograph
- A-3 December 2002 Aerial Photograph
- A-4 August 2010 Aerial Photograph
- A-5 April 2016 Aerial Photograph
- A-6 April 2017 Aerial Photograph
- A-7 November 2020 Aerial Photograph

Mr. Ferguson went on to describe the Exhibits.

Robert Streker, Bohler Engineering, was sworn in and he provided his Engineering qualifications. The following was displayed and marked as an Exhibit:

- A-8 February 11, 2021 Aerial Photograph

Mr. Streker described the Exhibit and the existing site conditions. The following was displayed and marked as an Exhibit:

A-9 Colorized Site Layout Plan Sheet dated 3-26 -21

Mr. Streker then went on to describe the proposal. He stated that the proposal will be a passive quiet operation, gated and fenced, with one light. He reviewed the unimproved pathway and the existing vegetation. He stated that several times a year the site is visited for planned maintenance and it is remotely monitored. He went on to describe the grading, the proposed post mounted panels, the underground electrical facility, the switch gear, the JCPL easement, and the decommissioning plan. He then reviewed the variances that are being requested. The following was displayed and marked as an Exhibit:

A-10 Line of Site Plan dated March 25, 2021

Mr. Streker described the Exhibit, distance, and elevation changes between the proposed uses and the lots, the screening, existing vegetation, berm, tree plantings proposed, the planting of a stabilizing seed mixture, runoff, and the filing of a soil erosion permit. He stated that they submitted to the Board, two letters, in support of the application, which were displayed and marked as Exhibit:

A-11 Two support letters from Smith and Postma

Several Board Members had questions regarding the proposal. A Phase 2 was discussed and the landscaping berm and buffering. The following was displayed and marked:

A-12 Photograph

Mr. Streker described the photograph which was discussed with the Board. The Board and the Applicants continued to discuss the present proposal and the possibility of a Phase 2. Mr. Holt then addressed his March 25th report, which was discussed with the Applicants.

Mr. Ferguson then went on to address the soil samples, soil contaminants, and the ecological evaluation. He also addressed the pending violations against Natures Choice that need to be settled; however, it does not impact the Foul Rift Solar Farm project. Preconstruction remediation was discussed and the Preliminary Assessment Report/Site Investigation/Ecological Evaluation were reviewed. The Board continued to discuss the process and procedure in the soil evaluation/remediation and the proposal.

The hearing was opened to the public for questions of Mr. Ferguson.

John Wykoff stated his concern over utilizing Douglas Fir as screening and he suggested using Norway Spruce or another species. The Applicant stated that they have no issue with the substitution.

Elaine Reichart questioned the issuing of bonds, berm construction details, impact to tenants, whether animals will be displaced, and the ph of the soil.

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

The Board discussed whether they wished to schedule a special meeting. Board Secretary Schemm suggested that the application be carried to the Board's regular April meeting as Jaindl may not be present and if they are present the Board can look at scheduling a special meeting on April 29th. The Board announced that this matter is being carried to the Board's April 13th meeting.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:56 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/6/21