

November 7, 2011

A special meeting of the Wantage Township Land Use Board was held on Monday, November 7, 2011 at the Wantage Township Municipal Building. The meeting was held in compliance with the provisions of the Open Public meetings act, P.L. 1975, Chapter 231. It was properly noticed and posted to the public.

ROLL CALL

PRESENT: Mssrs.. Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli. Ms. Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Bono, Smith, Gill, VanderGroef.

Mr. Stefanelli arrived at 10:04 a.m.

APPLICATIONS

L-11-11 OWEN AND STEPHANIE VALKEMA

The applicant is proposing to construct four (4) solar panel arrays in the rear of the property. The property is known as Block 4, Lot 5 and is located on Route 23 in the HC and I zones.

Engineer Jason Dunn of Dykstra Associates, PC, Mr. Kurt Gewecke of KG Solar, and the applicant, Mr. Owen Valkema, appeared before the Board.

Mr. Dunn explained that the applicant proposed to install 4 panels, each 11 ft. x 83 ft. in the rear of the property in the "I" zone. Mr. Dunn introduced Exhibit A1, a copy of the plan already submitted. However, this plan had areas colored in green showing the proposed location of the inverter and it highlighted the panels being moved 20 ft. to the side and 20 ft. to the back, thus creating setbacks of 20 ft each to the side and to the back. Mr. Dunn stated that the reason for moving the panels was that there were slopes which made moving the panels a more suitable location. Mr. Valkema introduced Exhibit A2, two pictures of the sloped area as the pictures that were submitted with the application were pictures of the flat areas.

Mr. Gewecke stated that these panels would produce almost 100% of energy to supply the house and the bakery on a yearly basis.

Mr. Pellow's report was reviewed. It was discussed that a use variance would not be necessary as this type of structure was accessory to a HC use and that it could be considered as customary and incidental for the principal use of the bakery and the home. Therefore, only a "c" variance would be necessary. Mr. Pellow indicated indicated in Item 4 that the front portion of the lot was located in the HC zone and it included the house and the bakery. Item 5 stated that the lot area required in the "I" zone was 5 acres and 3.766 acres existed. Item 7 stated that a list of waivers had been requested by Mr. Dunn by memo dated October 6, 2011 and was satisfactory. Item 9 stated that the photos that had been submitted did not indicate where they had been taken. The applicant stated he would provide the information. Item 10 addressed how the vegetation would be maintained under and between the arrays. The applicant stated it would be seeded and mowed. A seed mixture that Mr. Dunn's office had come up with for another application would be used for this project. Item 12 discussed the cable from the inverter to the house. Mr. Dunn stated it would be underground. An as-built plan to be submitted after construction. Access to the area where the arrays will be built was discussed. Mr. Valkema stated that a backhoe or a four-wheeler could access the property. The possibility of obtaining permission from the neighbor, Mr. Maione was discussed.

It was discussed that a letter of no interest from the County should be obtained.

There was no one from the public wishing to come forward on this application.

Mr. Cecchini made a motion seconded by Mr. Grau to approve this application subject to Mr. Pellow's report.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Stefanelli, Kanapinski, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

The applicant requested waiving receipt of the resolution prior to construction. The Board agreed.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 10:20 a.m.

Respectfully submitted,

Stella Salazar
Secretary