

SEPTEMBER 6, 2012

A regular meeting of the Wantage Township Land Use Board was held on Thursday, September 6, 2012 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. Bono, Cecchini, Bassani, Gaechter, Grau, Slate, Smith, Stefanelli, Valkema. Mme. Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.
ABSENT: Mr. Vander Groef, Mme. Gill.

MINUTES

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the minutes of July 24, 2012.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Grau, Stefanelli, Kanapinski, Valkema, Smith.
THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-12-14 WANTAGE SOLAR FARM

The applicant is requesting final major site plan approval. Preliminary approval was granted on November 30, 2010 and memorialized on December 21, 2010. The property is known as Block 4, Lots 1.01 and 1.06 and is located on Route 23 in the Industrial zone.

Board member Valkema stepped down.

Attorney John Ursin, Engineer Kevin Leary and the applicant, John Maione, appeared before the Board.

The professionals introduced Exhibit A1, Final Site Plans revised on 9/4/12 as per the Board Engineer's comments. Mr. Pellow's report dated August 15, 2012 and revised September 5, 2012 was reviewed for completeness. The application was deemed complete subject to the following items being submitted and/or shown on the plan:

Item 1.12 a recent photograph of the property.
Item 2.08d – right-of-way to be shown on the plan.
Under existing conditions, Items 3.01.a, b, c, d, and i

Mr. Grau made a motion seconded by Mr. Cecchini to deem this application complete, subject to the items described above being provided.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Grau, Slate, Stefanelli, Kanapinski, Smith.
THOSE OPPOSED: None. MOTION CARRIED.

Mr. Pellow's report was reviewed. The new proposed size of the project was 9.389 MW. The panel arrangement was revised due to the entire project being regraded with heavy cuts and fills. The Board made the applicant aware that if any blasting was needed, the applicant would need to come back to the Board. The drainage calculations to be reviewed by September 14, 2012. It was discussed that the mounting system had been designed for 120-mile winds. Mr. Leary stated that the power originally was to be connected to the Sussex Rural Electric facility but it could not handle the power so it will be connected to JCP&L.

Mr. Kienz stated that he and the engineers could get together to work on the Developer's Agreement. The Board was in agreement. Mr. Bassani asked to be informed of the meeting date as he would like to attend if possible. Mr. Bassani asked what was the tax implication for this project, Mr. Kienz explained that the tax was very little, if any. The realignment of Clark Road was discussed. The 9-building project that was tied to that road was discussed. Mr. Leary stated that the other project has stalled waiting on DEP determination otherwise that would be moving along.

The meeting was opened to the public. Mr. Owen Valkema, adjoining property owner, expressed concern with the drainage and with the soil being removed. Mr. Leary stated that a drainage plan had been worked out to reroute the water and that it should be better than it was before. He also stated that the soil was being moved from one place to the other and that it would not leave the site. Mr. Bassani asked Mr. Bono if the Fire Dept. had any fire concerns and if they had developed any strategies with requirements or plans with regards to solar farms. Mr. Bono stated that would have it in the near future now that solar farms were being built. Ms. Kanapinski asked why were they coming in with final at a time when they had not built anything. Mr. Maione stated that the prospective tenant required the applicant to obtain final approval. Attorney Patrick McAuley representing the developer confirmed Mr. Maione's response; he stated that his client preferred to have final approval and that he understood if there was going to be a restoration bond.

Mr. Bassani stated that the Board should be very careful with the drainage because most of the complaints from the public had to do with water and with solar farms he felt that credits and depreciation could change radically and something that is very viable today could almost become meaningless tomorrow and there should be a concern that people could back away from these projects on a moment's notice.

It was discussed that more meetings would be necessary prior to granting a final approval and that the issues of developer's agreement, drainage, and bonding for restoration still had to be worked out and that the Board at this time was not ready to render a decision. It was discussed that this application would need to be carried to the next meeting.

Mr. Bono made a motion seconded by Mr. Cecchini to carry this application to the September 25, 2012 meeting.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Grau, Slate, Stefanelli, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

The applicant agreed to grant a 45-day extension.

Board member Cecchini left the meeting at 10:35 a.m.

GENERAL BUSINESS

HIGH POINT REGIONAL HIGH SCHOOL

Ms. Alice E. Bresett, Business Administrator at High Point Regional H.S. appeared before the Board to present the new sign being proposed to be placed on the existing pole. She handed the Board pictures of the new sign to replace the old one damaged by bad weather. The new sign will be double-sided 60" x 48" x 1" PVC sign with high performance digitally printed graphics.

The Board did not have any questions or any issues with this new sign. It was discussed that Mr. Kienz would send a letter to the School Board to that effect.

Mr. Bono made a motion seconded by Mr. Bassani to approve this sign.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Grau, Slate, Stefanelli, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED

BICSAK BROTHERS/WANTAGE STONE

The applicant wished to discuss the operations that had been taking place on the site of Blair Road and Route 23. They discussed the measures they had been taking to control the amount of dust being spread out to the different properties and businesses near the site. They stated that they had gone to some of the businesses and cleaned up those properties.

Ms. Ann Smulewicz wished to record her complaint against the prior operator of the site, Rachel Manor. She added that the present operator, Wantage Stone, had washed the front of her house twice.

OLD BUSINESS – DISCUSSION

The Board discussed the issue of sending letters to all the business owners in Wantage regarding illegal signs and items on display that have appeared in town. Ms. Smulewicz stated that she believed the Board should let the businesses in the area make a living. Mr. Smith stated that the Board's intention was to help the businesses and that they were after signs that had been placed by persons who did not have business in Wantage.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 10:50 a.m.

Respectfully submitted,

Stella Salazar
Secretary