
CALL TO ORDER

Mr. O'Leary called the meeting to order at 7:03 p.m. and stated it was open to the public in compliance with Public Law 1975, Chapter 231, Sections 4 & 13.

FLAG SALUTE

ROLL CALL **Members Present:** Cutler, Luthman, Leuthe, Didyk, Taylor,
Van Sickle, Aikens, Allison, O'Leary,
Hughes (7:29 p.m.).

Members Excused: Corcoran.

Members Absent: None.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE
David Banisch, PP

COMPLETENESS / HEARINGS / CONCEPT:

1.) Alta Homes

Mr. Peter Lefkowitz, Esq. said he was representing the applicant. He said they were before the Board for a certificate of compliance for a proposed single family home in the Ridgeline Viewshed area. He said they are proposing one home on a single lot.

Ms. Leo gave a background on the application and its relationship to the ridgeline ordinance.

Mr. Mark Arendas, property owner and principle of Alta Homes was sworn in by Ms. Leo. Mr. Mark Gimigliano, PE was also sworn in by Ms. Leo.

Mr. Gimigliano gave his qualifications which were accepted by the Board.

Mr. Gimigliano presented a color version of the plot plan which was given to the Board Members. He explained the plot plan to the Board. He said the proposed house elevation is at 708 feet. He described the proposed conservation easement.

Mr. Duveneck went over his report dated June 6, 2015. He said he has been to the site and the proposed house will be well hidden from the road. He said there is heavy vegetation along the road and the house will be well hidden. He felt the Land Use Board could deem the application complete and acceptable under the ordinance and issue the certificate of compliance.

Mr. Lefkowitz will revise the deed to reflect the easement. Ms. Leo said she had prepared a certificate of compliance in advance of the meeting.

A motion to approve the issuance of a certificate of compliance was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with roll call vote. Ayes: Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Aikens, Allison, O'Leary.

2.) Beaver Run Solar Farms, LLC

Mr. Kevin Kelly, Esq. said he was representing the applicant. He said that SPI Solar owns Beaver Run Solar Farms, LLC and that Conti Construction will be installing the solar panels. Mr. Leuthe disclosed that he had done work for Conti Construction 15 years ago. He said it would have no bearing on his hearing this application. Mr. Kelly said the Shotmeyers own the land that the project will be constructed on.

Mr. Kelly said they were seeking an amended site plan and final site plan approval. He gave a time line of the application and construction of the project.

Mr. Hughes arrived at 7:29 p.m.

Mr. Duveneck went over his report dated May 19, 2015 for completeness. He recommended the requested waivers be granted by the Board.

A motion to grant the requested waivers for completeness and to deem the application complete was made by Ms. Didyk. It was seconded by Mr. Leuthe and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O'Leary.

Mr. Kelly noted that the amended site plan has been substantially reduced in size due to advances in technology.

Mr. Thomas Knutelsky, PE was sworn in by Ms. Leo. Mr. Knutelsky said the property went from three lots and a right of way to one lot. He went over the difference in the changes from the approved site plan. The size, panel count and disturbed acres have all been reduced. He also advised the Board that the number of inverters and amount of vegetation that needs to be removed have been reduced as well as the shade abatement area. He gave all of the original approved numbers in comparison with the newly proposed calculations to the Board.

Mr. Knutelsky presented a color Phase II Comparison Plan dated June 2015 which was marked and entered as exhibit A-1. He explained the plan to the Board.

Mr. Knutelsky presented a Site Forest Resource Plan for the original approved application which was marked and entered as exhibit A-2. He explained the originally approved shade abatement area.

Mr. Knutelsky presented a Forest Resource Plan dated May 2015 which was marked and entered as exhibit A-3. He explained the new plan to the Board. He said the southwesterly corner of proposed removal of vegetation will now remain in place. He explained that because of advanced technology, they can get more power with fewer panels. Mr. Knutelsky explained why the taller timber was taken down.

Mr. Knutelsky presented a Solar Power Efficiency chart which was taken from the internet by SPI Solar which was marked and entered as exhibit A-4.

Mr. Knutelsky presented a letter from Canadian Solar dated May 21, 2015 which was marked and entered as exhibit A-5.

Mr. Michael Turco of 5449 South Prince Street, Littleton, CO was sworn in by Ms. Leo. Mr. Turco, a representative of SPI Solar, gave his qualifications which were acceptable to the Board. He gave an overview of his company. He said SPI is the project developer and the owner of the project. He described how the panels operate and how they are constructed. He went over the advances in solar panel technology. He said the life expectancy of the panels is about 40 or 50 years. He said the glass is not reflective and will require minimal cleaning.

Mr. Luthman asked if the project has BPU approval to which Mr. Turco said they have been approved since 2013. Mr. Kelly explained the approval extensions they have received since their original approval.

There was a discussion on the newly proposed inverters. Mr. Turco said the new inverters are quieter. Mr. Hughes asked if the noise level to the property line will be the same as what was approved. Mr. Turco said it will be less. He said they cannot be heard from 100 feet away.

Mr. Leuthe asked if the height of the panels would be the same to which Mr. Turco said yes. He said the inverters will blend in with the landscape.

Mr. Hughes asked about the traffic to and from the site for the maintenance of the panels. Mr. Turco said they will be checked quarterly.

Mr. O'Leary opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

Mr. John Ervin of 2045 Lincoln Highway, Edison, NJ was sworn in by Ms. Leo. Mr. Ervin is a project manager for the solar division of Conti Construction. Mr. Ervin presented an information sheet on Conti Construction which was marked and entered as exhibit A-7. He said Conti Construction is a family owned and operated business which does heavy highway construction. They started constructing solar projects in 2007.

Mr. Ervin will be on site for the construction. He said all of the large trees that need to be removed have been removed. He said the approved construction hours were Monday through Friday from 7:00 a.m. to 6:00 p.m. He requested to change that to Monday through Saturday from 6:00 a.m. to 6:00 p.m. Mr. Ervin discussed how the construction of the system will take place and the noise of the installation process. He said they will not have deliveries on Saturdays. All construction parking will be on site. They will have staging areas set up on site. He said the system needs to be operational by September. Mr. Ervin said the entire major tree clearing has been done already.

There was a discussion on the noise level of the construction. Mr. Ervin said there will be about 100 people on site for the construction of the project. The workers will be brought to the site in vans. He explained the delivery route of the construction materials. Mr. Ervin explained how the posts will be driven into the ground and the panels installed. There was a discussion on what time the construction machinery should start.

Mr. Hughes asked about the construction traffic control. Mr. Ervin said they will have construction signs and flaggers during deliveries. There was a lengthy discussion on the deliveries to the site.

Mr. O'Leary opened the meeting to the public. With no public coming forward, the meeting was closed to the public.

Ms. Didyk requested that deliveries be made after 8:00 a.m. Mr. Ervin said he has to have the deliveries earlier so they can get the work completed by September.

Mr. O'Leary asked about the developer's agreement. Ms. Megan Ward, Esq. said she had submitted it to Mr. Roy Kurnos, Esq. and Mr. Duveneck for their review.

Mr. O'Leary asked about the number of poles with the revised site plan. Mr. Ervin said there will be four poles.

Mr. Knutelsky presented a color version of the Amended Preliminary and Final Site Plan dated May, 2015 which was marked and presented as exhibit A-8. Mr. Ervin explained the location of the poles. Mr. O'Leary asked about the fencing. Mr. Knutelsky said the only change was the location because of the amended site plan.

Mr. Banisch discussed the noise level of the inverters and the need for a noise abatement structure. He suggested the resolution give the Board Engineer the authority to determine if the decibels are acceptable if the Township receives complaints. Ms. Leo agreed it should be in the resolution.

A revision response dated May 22, 2015 was marked and entered as exhibit A-9. Mr. Kelly's response dated June 3, 2015 was marked and entered as exhibit A-10.

Ms. Leo went over the conditions with the Board.

A motion to approve the amended preliminary site plan and approve the final site plan was made by Mr. Hughes. It was seconded by Mr. Cutler and passed with a roll call vote. Ayes: Hughes, Cutler, Luthman, Leuthe, Didyk, Taylor, Van Sickle, Aikens, O'Leary.

AUDIENCE:

Mr. O'Leary opened the meeting to the public. With no public present, the meeting was closed to the public.

NEW BUSINESS:

1.) Schedule Joint Meeting with Township Committee

Mr. Hughes explained that the Township Committee wanted to conduct a joint meeting with the Land Use Board to discuss the economic development of Lafayette and to see if the township could streamline its application approval process. There was a discussion on available dates. The Board Secretary will coordinate an acceptable date and advise the Board Members accordingly.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Cutler. It was seconded by Mr. Leuthe and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary