
CALL TO ORDER

Mr. O’Leary called the meeting to order at 7:35 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:** Hughes, Corcoran, Van Sickle, Allison, O’Leary, Didyk (8:05pm).

Members Excused: Cutler, Luthman, Leuthe, Taylor.

Members Absent: Aikens.

Also Present: Ursula Leo, Esq.
Nevitt Duveneck, PE

COMPLETNESS / HEARINGS / CONCEPT:

1.) CMS Mid-Atlantic B:10 L:3.02 & 4 PSP17-3, FSP17-4

Mr. Duveneck went over his report dated 4/18/17 and noted the requested waivers. He recommended the Board deem the application complete.

A motion to deem the application complete as per the Board Engineer’s report with the noted waivers requested was made by Mr. Hughes. It was seconded by Ms. Van Sickle and passed with the roll call vote. Ayes: Hughes, Corcoran, Van Sickle, Allison, O’Leary.

AUDIENCE:

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

OLD BUSINESS:

1.) Possible Amendment to Renewable Energy Ordinance

The Board Secretary handed out copies of the report prepared by Mr. David Banisch. Mr. O’Leary noted that the report outlined Mr. Banisch’s recommendations for changes to the Renewable Energy Ordinance. The proposed changes give the Zoning Officer the discretion to approve an application for a ground mounted solar array provided it met the ordinance requirements. The changes addressed the screening and setbacks of the arrays.

Ms. Leo suggested the process be handled similar to the Ridgeline application process where an applicant can apply to the Zoning Officer and if he feels it will be properly screened he can issue a certificate of approval. The cost will be lower than a regular Land Use application. The Board agreed to remove the 3 acre minimum requirement.

There was a discussion on the setback and minimum lot size. The Board agreed the solar array will be an accessory structure. The Board discussed the fee. Mr. Duveneck felt the ordinance needs to be revised so that it does not require screening for a roof mounted solar system. He also suggested the ground mounted array be defined as an accessory structure.

Mr. O’Leary opened the meeting to the public. Mr. Frank DeWitt, owner of Alternative Energy, 15 Price Road, Augusta, N.J. asked for a clarification on the proposed changes. Ms. Leo went over the proposed changes. Mr. DeWitt asked why the screening vegetation needs to be in the setback. Mr. O’Leary explained that there would need to be room for growth of the screening and would be handled on a case by case basis. Mr. DeWitt expressed a concern with trying to completely hide the array. He felt that softening the view of the array was appropriate rather than completely hiding it because that could impede the production.

Ms. Leo will have a draft ordinance prepared for the next meeting.

2.) ROSI

Mr. O’Leary advised the Board that Mr. Banisch is working on a draft ROSI and will have it to the Open Space Advisory Board for their next meeting so they can act on it and send it to the Township Committee and then get it to the Land Use Board.

NEW BUSINESS:

1.) Pace Glass Recycling

Mr. O'Leary said the Pace Glass application was for a glass recycling plant in Andover Township however some of the property lies in Lafayette Township. The operation would be completely in Andover. Mr. O'Leary said he went to the meeting and felt it was a good project. He said there will be two large buildings that will recycle glass. He said nothing is being proposed in Lafayette except that they will clean up the part in Lafayette. He said it is a 24/7 operation with 150 trucks coming into the site however there will be no stacking of trucks on Limecrest Road as they are waiting to dump their product. Andover Township did approve the project. He said the buildings will be 55 feet in height.

2.) Minimum Application Fee

The Board Secretary advised the Board that the applicant for the cemetery has not paid their application fee because the fee calculates to an excessive amount. The Board agreed that there should be a "Not to Exceed" amount added to the ordinance. The Board agreed the ordinance needs to be revised. Ms. Leo will make a proposal to the Board.

RESOLUTIONS: None.

ORDINANCES: None.

ZONING REPORT: See Attached

The Board went over Mr. Cutler's report. Mr. Hughes asked about the tiny house on the property known as Rainbow's End Farm. The Board Secretary advised the Board that the County Health Department found that the property owner installed the house without any permits for zoning, septic or building. The house has been removed and the owner is moving forward with the permits.

Mr. O'Leary asked about the property in the Estate of Bordega. The Board Secretary advised that the Zoning Officer issued a notice of violation and the house was removed. The garage is remaining.

Ms. Van Sickle noted some errors on the Zoning Report. The Board Secretary will advise the Zoning Officer.

BILLS: List #5

Mr. O'Leary went over the bills with the Board. The Board Secretary spoke to Mr. Leuthe about the bills and said he found the bills to be acceptable and recommended the bills be paid as presented.

A motion to pay the bills as presented was made by Mr. Hughes. It was seconded by Ms. Didyk and passed with a roll call vote. Ayes: Hughes, Corcoran, Didyk, Van Sickle, Allison, O'Leary.

CORRESPONDENCE:

- 1.) From: Pace Glass Inc.
Re: Notice of Hearing in Andover Township
- 2.) From: SC Division of Planning
Re: Roseline Farm & Bakery, Frankford Township
- 3.) From: Jason Dunn, PE
Re: Farm to Table Restaurant

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Ms. Van Sickle. It was seconded by Ms. Didyk and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Secretary