

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, April 9, 2013**

Chairman Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

**Roll Call:**

Ms. Costa	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Absent
Ms. Washington	Present
Chairman Kricum	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

**Minutes for Memorialization**

Mr. Pearce made a motion to approve minutes from February 12, 2013, seconded by Mr. Owens.

**Roll Call:**

Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

**Resolutions for Memorialization**

No resolutions for memorialization

**Applications for Review**

Board of Education Solar Energy Projects	Courtesy Review
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Mayor David Mayer spoke to the Board about the Board of Education's solar array project. This project is the largest solar agreement in New Jersey. Mayor Mayer thanked all who make this possible. Mayor Meyer stated that this project is very exciting and it will save 6 million dollars while helping the environment.

Mr. Stanger, from Blue Sky, explained that this project went out for bid and Marina Energy was awarded the bid. The project will produce approximately 90% of the power consumed. Marina Energy will own and maintain the solar the arrays. The Board of Education and Marina Energy have a power purchase agreement. The Board of Education will only pay for the power that is used, which will be purchased at a discounted rate.

Mr. Jones asked who would be responsible to remove the solar panels if there is ever a problem with the roof. Mr. Strangler replied that the Board of Education would take care of that. All of the roofs at the proposed locations have been inspected and are in good condition for the panels.

Chairman Kricum wanted to make sure he understood that the school is responsible for anything that could happen to the roof or solar panels. Mr. Strangler acknowledged that the school board is responsible to remove the panels for any repairs required to the roofs.

A lengthy discussion followed regarding the solar panels and the school being responsible for removing the solar panels in the event of a roof repair.

The proposed solar arrays will produce enough power for the required energy needs and no more. There are some solar arrays that will be on the ground rather than on rooftops. A chain link fence with vinyl slots will surround the solar arrays that will be located on the ground.

Erial Elementary School

Erial School will have all roof top arrays and will create about 400 kW of power.

Blackwood Elementary School

Blackwood School will have most of the arrays on the roof, with a small amount on the ground at the rear of the property. This location will produce about 400 kW of power.

Department of Public Works

The Public Works property will have a small amount of arrays on the ground. The remaining arrays will be located on a carport.

Lilly Elementary School

Lilly School will have arrays on the roof and some on the ground, set back from the roadway. This location will produce approximately 416 kW of power.

Mr. Lechner inquired what the ground cover would be, if any. Mr. Strangler replied that a tree stumps will be removed from trees that have to come down. Then, the area will be seeded with low growth grass. They don't want any type of vegetation that will block the solar panels. Mr. Bach asked who is responsible for the ground under the panels. Mr. Strangler explained that Marina should maintain the area inside the fence.

Loring Flemming Elementary  
School

Loring Flemming School will have most of the solar arrays on the roof. There will also be some on an area on the edge of the property by the athletic fields. This location will produce approximately 523 ¼ kW of power.

Glen Landing Middle School

Glen Landing Middle School will have most of the solar arrays on the roof. Some of the arrays will be located on the ground behind the school. This location will produce approximately 570 kW of power.

Timber Creek High School

All of the solar arrays at Timber Creek High School will be located on the ground at the front property, near the main driveways. A portion of the ground will not have arrays so that the football team can utilize the space for practices. Solar arrays are not being put on the roof due to the poor condition of the roof.

Mr. Owens wanted to know why carports were not considered for this location. Mr. Strangler explains that carports are expensive.

C. W. Lewis Middle School

C. W. Lewis will have all solar arrays on the roof. This location will produce approximately 516-517 kW of power.

Union Valley Elementary School

Union Valley has a large area of ground for the arrays that borders a PSE&G easement. There is also a large buffer on the side where the homes are. This location will produce approximately 650 kW power.

Ann Mullen Middle School

Most of the solar arrays at Ann Mullen will be located on the rear of the property. The land is owned by the township and is protected under the Rossi open space act. Some arrays will be on the roof and the rest will be ground arrays. This location will produce approximately 360 kW of power.

Mr. Owens asked why some of the arrays are on the roof, while other are on the ground. Mr. Strangler replied that it depends on the roof condition.

With nothing else from the applicant, the chairmen asked if the board had any questions.

Mr. Moffa asked what the arrays would look like when driving by. Mr. Strangler explained that all of the arrays would have a fence around them. The school board is going to add some landscaping to fix it up a bit.

Mr. Owens asked if they are going to replace each tree that they take out. Mr. Strangler replied that there is not anything in the ordinance requiring replacement trees.

Mr. Moffa asked how safe the area is if someone was to get into the fenced in areas. Mr. Strangler replied that all connections are covered and that the invert pads are locked and they are waterproof. Mr. Lechner informed them that there should be signage around the fence. An example would be something along the lines of keep out, high voltage, etc.

Mr. Pearce asked if there was vandalism and power were to be lost, who would be responsible. Mr. Strangler replied that Marina will be responsible, however, the solar arrays are protected to withstand such things as hail.

A motion was made that the board was in favor. Mr. Lechner asked if one letter is needed or is one for each school. He will ask Mr. Garrison and let him know.

Mr. Owens asked why the arrays are all facing south. Mr. Strangler replied that most of the sun comes from the south within a year.

Ms. Washington was not happy with the set up of for Timber Creek. She feels that they should do whatever repairs are needed and put the arrays on the roof. Also, that more of the field does get used then what they carved out. Mr. Strangler commented that is the where the school and Board of Education decided it would be best. Chairman Kricum added that the advantages of the arrays out weight the negatives.

Mr. Jones asked to add that with some of the ground arrays. It is a bit concerning losing the space as the schools continue to grow more.

A motion was made for Mr. Lechner to send a letter with the comments made.

Roll call:

Ms. Costa	Yes
Mr. Jones	Yes
Mr. Moffa	Yes

Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Mr. Lechner informed the board that at the next meeting, possibly April 28<sup>th</sup>, is the child care center where ace hardware used to be. They are coming before the board for changes made to the playground and wanting to use the existing enclosed area.

Meeting Adjourned

Respectfully Submitted

Courtney Mosiondz

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Recording Secretary