

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday -- October 27, 2015**

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

**Roll Call:**

Mrs. Costa	Present
Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Absent
Mr. Jones	Absent
Mr. Kricun	Absent
Councilman Mercado	Absent
Mrs. Pinolini	Absent
Mrs. Washington	Present
Chairman Owens	Present

Also present is Richard Wells, Esq., Steven M. Bach, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Dority was seated for Mr. Owens.

**Minutes for Memorialization**

Minutes from September 22, 2015.

Mr. Dority made a motion to approve the minutes from September 22, 2015, seconded by Mr. Dintino.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#151017RDCPFS#1	Preliminary & Final Major Site Plan
Paltie Properties, LLC	Block: 301, Lots: 2, 4 & 7
Zoned: BP Overlay	Three (3) flex buildings

Mrs. Washington made a motion to approve, seconded by Mr. Dority.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes

#1510054LIT	Litigation #1 – September 22, 2015
1840 P Cheeseman Road, LLC	Closed Session

Mrs. Washington made a motion to approve, seconded by Mr. Dintino.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Mr. Dintino made a motion to approve, seconded by Mrs. Costa.

#1510055LIT	Litigation #2 – October 13, 2015
1840 P Cheeseman Road, LLC	Closed Session

**Roll Call:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes

Applications for Review

#151053C	Courtesy Review
Owens Corning	Block: 14003, Lot: 13
Zoned: R-3	Solar Energy Farm

Appearing before the Board is Albert Marmero, Esq., attorney for the applicant. Mr. Marmero provided an introduction to the project, which is to construct a large solar array farm on the existing Owens Corning site on Somerdale Road.

He indicated that in 2011 the Township issued an RFP for the site to be developed and leased for solar energy and his client Project Navigator was the successful bidder. Specifically, the Township adopted Resolution R-111:09-276 to Project Navigator to develop a solar farm and enter into a lease agreement. Subsequently Project Navigator has been completing feasibility studies and applying for NJDEP permits for closure of the landfill. Mr. Marmero also explained that "Miller Brothers" is the contractor to develop the required engineering and design. He further explained to the Board that because the Township would be the owner of the property the Township decided that the project would require a courtesy review for compliance with the Master Plan in lieu of a complete site plan.

Mr. Marmero introduced the applicant's experts including Annika Colston, Vice President, Project Navigator and Joseph Marrone, Senior Project Manager, Miller Brothers who were sworn, qualified, and accepted by the Board as experts.

Annika Colston stated the Project Navigator was awarded the project and has been completing due diligence for NJDEP permits, interconnect with PSE&G, and to sell power to PJM through a Wholesale Market Participation Agreement. They have contracted with Miller Brothers to complete the design and necessary Planning Board documents. They are proposing the construction of the solar farm in the second quarter of 2016 and operation in the fourth quarter of 2016.

Joseph Marrone stated they are developing the design through a subcontractor T & M Associates. He provided a description of the project, which comprises ballasted solar arrays and there would be no penetration of the landfill and described the solar field as a "passive technology."

Mr. Marmero inquired and Mr. Marrone agreed to comply with the Board Planners comments regarding lighting, extension of the entrance drive, evergreen buffer, as needed, repair of any damaged sidewalk along Somerdale Road, and to provide underground utilities.

Mr. Lechner stated the submitted plan needs to be revised to add a paving detail for the general contractor and a note to provide additional evergreen trees, if required. Mr. Lechner also inquired on the materials comprising the existing access road around the perimeter of the site. Mr. Marron stated it is basically a stabilized grass roadway.

Mr. Lechner inquired and Mr. Marrone stated the project would provide approximately 3.1 Megawatts.

Mr. Dintino inquired if the solar arrays are stationary and Mr. Marrone stated they are on a fixed tilt system.

A general discussion followed on the entrance drive and it was decided the they should use the standards in the ordinance for residential driveways.

Mr. Dintino made a motion, seconded by Mrs. Costa.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Mr. Dority made a motion to go into Closed Session, seconded by Mr. Dintino.

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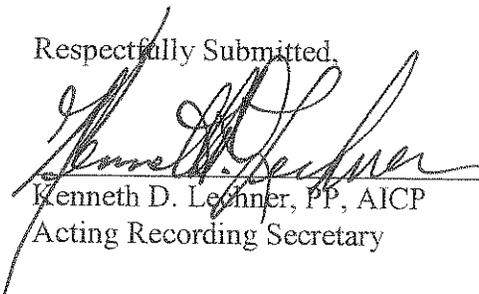
**CLOSED SESSION**

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Vice Chairman Costa called the regular meeting back to order.

Meeting adjourned.

Respectfully Submitted,



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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary