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**GLOUCESTER TOWNSHIP ZONING BOARD OF ADJUSTMENT THURSDAY,
May 26, 2011**

Chairman Richards called the meeting to order. Mr. Lechner read the commencement statement.

Roll Call:	Vice Chairman Simiriglia	Present
	Mr. Fuscellaro	Absent
	Mr. Bucceroni	Absent
	Mr. Domiano	Absent
	Mr. Gunn	Absent
	Mr. McMullin	Present
	Mrs. Chiumento	Absent
	Mrs. Giusti	Present
	Mr. Acevedo	Present
	Chairman Richards	Present

**Chairman Richards had the professionals sworn in:
Also Present: Mr. Anthony Costa, Zoning Board Solicitor
Mr. James Mellett PE, Churchill Engineering
Mr. Ken Lechner, Township Planner**

****Mrs. Giusti will sit in for Mr. Fuscellaro and Mr. Acevedo will sit in for Mr. Gunn.**

MINUTES FOR ADOPTION

Log #432

Zoning Board Minutes for April 28, 2011.

Motion to approve the above-mentioned minutes was made by Mr. Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Abstain
	Chairman Richards	Yes

Minutes Approved.

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RESOLUTIONS FOR MEMORIALIZATION

Log#133

#112011C
Michael & Margaret Cimer
Block: 16403 Lot: 23
Bulk C Variance

#112013
Mary Willits & John Mason
Block: 12203 Lot: 8
Bulk C Variance

#112014C
Brian Uhorchuk
Block: 20901 Lot: 39
Bulk C Variance

A motion to approve the above mentioned resolutions was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Abstain
	Chairman Richards	Yes

Resolutions Approved.

CLARITY OF RESOLUTION of MARCH 24, 2011

Log # 158

#102070D
Thomas M. Bryant
Block: 13104 Lot: 6
Use Variance

Mr. Costa swears in Mr. Bryant.
Vice Chairman Simiriglia asks if what is expected of Mr. Bryant a full or partial site plan.
Mr. Lechner tells Vice Chairman Simiriglia if the board is comfortable with waiving the formal site plan and the applicant can cover the escrow costs. Mr. Lechner expects a formal plan adhering to an engineering plan.

Mr. Bryant states he already has a site plan by an engineer.

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Mr. Costa suggests coming back before the board with the plan.
Mr. Lechner states the applicant will be responsible for the escrow and a plan for backing the tow truck into the driveway, and any safety issues.

***The following applications have been continued until the GT Zoning meeting to be held on June 23, 2011. No re-advertisement is necessary by the applicant.**

#061111PSPF/a
Megha RE holding Co.
Zoned: Highway Commercial
Block: 18404 Lot: 2
Amended Prelim Site/Final Site
Location: 577 Cross Keys Rd. Sicklerville NJ 08081
Fast Food rest. w/drive thru aisle & Retail store

#112012CDMS
Dr. Benjamin Blank
Zoned: R4/CR
Block: 1101 Lot: 6-8
Bulk C / Use Variance / Minor Site
Location: 1300 Black Horse Pike Glendora, NJ 08029

APPLICATIONS FOR REVIEW

LOG #400

#112008
Dan DiGiovacchino
Zoned: SFD
Block: 15818 Lot: 10
Bulk C Variance
Location: 30 Shelly St. Sicklerville NJ 08021
Deck 12' x 26'

Mr. Costa swears in Mr. DiGiovacchino.
Mr. DiGiovacchino states the deck will be 5.4ft. from the rear lot line. He would have to have a 5ft. deck to conform to the ordinance.
Vice Chairman reviewed the facts and location of the deck with Mr. DiGiovacchino.

Open to the Public:
No Comments.

Open to Professionals:

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No Comments.

A motion to approve the above mentioned location was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Yes
	Chairman Richards	Yes

Application Approved.

LOG # 538

#112016C

John Krug

Zoned: R3

Block: 6801 Lot: 17

Bulk C Variance

Location: 710 N. Venetia Ave Blenheim, NJ

Mr. Costa swears in Mr. Krug.

Mr. Krug states their deck will only be one tier, 2 tiers was too expensive.

Vice Chairman Simiriglia asks the applicant if an 18 ft. variance is being requested.

Mr. Lechner checks the plan and according to his scale measurement it's about 21ft, where 30 ft. is required off the rear lot line.

Open to the Public:

No Comments.

Open to Professionals:

No Comments

A motion to approve the above mentioned application was made by Mr. McMullin and seconded by Mr. Acevedo.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Yes
	Chairman Richards	Yes

Application Approved.

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Log #781

#112015C

Kazi Elias

Zoned: RA

Block: 13503 Lot: 55

Bulk C Variance

Location: 1601 Lawrence Lane, Clementon, NJ 08021

6' Corner Fence - 2.96 from property line.

Mr. Costa swears in Mr. Elias with his daughter's translating help.

Mr. Elias explains through his daughter that the lot is an odd shape and the fence shouldn't interfere with his neighbors.

Mr. Mellett explains there is an existing fence further in and there shouldn't be any visual problem.

Open to the Public:

No Comments.

Open to Professionals:

No Comments

A motion to approve the above mentioned application is made by Vice Chairman Simiriglia and seconded by Mrs. Giusti.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Yes
	Chairman Richards	Yes

Application Approved.

LOG # 940

#112018DPMFMSP

Sunolar Power Co., LLC

Zoned: BP/HC

Block: 14008 Lot: 1

Block: 14009 Lot: 4

Use Variance, Prelim. Major Site

Final Major Site

Location: 80 Hickstown Rd. 100 Sovereign Way

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Mr. Costa swears in Mr. Keith Davis.

Mr. Davis explains the details of the project including state laws of wind and solar. A positive criterion is already beneficial, being solar power. The power generated by the solar farm will be used for the Jehovah's Witness building and WaWa.

Mr. Costa swears in the following professionals and checks credentials.

Mr. Clifton Quay PE and Planner

Mr. Ryan McDonald Electrical Engineer

Jim Angeloni – applicant – solar power

Mr. Quay explains the lot and the placement of the solar panels on the lot. Mr. Quay states they will direct drainage to lot 4 which was originally for all 3 lots (the wawa lot, the Jehova's Witnesses lot and the solar lot.) All other sites built their own retention basins.

Mr. Mellett asks if they would clear the site.

Mr. Quay states they will have to clear south of the panels for optimum sun exposure. EXTRA POWER USEAGE: If WaWa and The Jehovah's Witnesses' don't want the power clean energy still goes back to the electric grid as long as there is a light bulb on to complete the cycle. Mr. Quay continues on the subject of the use variance and no negative criteria. LANDSCAPING: He explains the land can be landscaped so people don't see the solar panels at their highest point of 6'3" when the sun is at its highest and lowest.

Mr. Quay continues with the fencing on Hickstown rd. which will be board on board fencing with berms and buffering. But, this is phase II which will remain wooded until they get as far as phase II. He states the panels have very quiet motors. The facility will be visited four times a year for maintenance. ACCESS: a gravel drive would be sufficient for emergency vehicles, but they will work with the local fire officials and the board engineer. Mr. Quay states they were looking to use a dense grated aggregate. LIGHTING: There are a total of 3 lights on the whole lot.

Mr. Quay continues with THE FINAL PLAN APPROVAL:

1. Parking: trips will only be a van or pick up for maintenance, where they will have prepared a small site to park and open the gate.
2. The applicant is willing to install sidewalks and curbing on Orr ave. and sidewalks and curbing on Hickstown during phase II.
3. They will provide an apron to get to phase I
4. Storm water maintenance plan will be submitted.
5. EPA interpretation: not proposing any work to basin
6. They will clean trash during maintenance trips

Vice Chairman Simiriglia asks Mr. Quay what material will be used under the solar panels.

Mr. Quay states low growing meadow mix that will grow 9 to 12 inches at its highest.

Vice Chairman Simiriglia asks Mr. Quay what will be surrounding the solar panels.

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Mr. Quay states traditional lawn and wildflower mix, and the fencing will be chain link with board fencing.

Vice Chairman Simiriglia asks if the landscaping will fully screen the area.

Mr. Quay states "yes".

Vice Chairman Simiriglia wants Mr. Quay to make sure what is approved by the board's engineer is accomplished not the town engineer. Sometimes what the board wants done on a site doesn't get accomplished unless the board's engineer is involved.

Mr. Lechner wants perfected plans to be approved by the zoning board.

Vice Chairman Simiriglia states if the solar is not seen as pleasing to the neighbors is really the only worry. Solar panels aren't the "prettiest" things in the world. Check construction on driveways and turning radius for vehicles and main roads for safety.

Mr. Mellett covers his engineering letter.

1. Pg. 4 concrete pad that stores inverters.
2. Pg. 5 traffic and parking - curb apron and curb cut is a reasonable request.

Mr. Quay asks if a 10ft. cut is sufficient.

Mr. Mellett states "yes"

3. Pg. 13 Hickstown entire frontage

Mr. Mellett states there is a lot of foot traffic in that area and accepting the sidewalks while they are being offered would be an excellent idea. It is a dangerous situation and sidewalks are needed.

Mr. Mellett asks Mr. Quay if the Sovereign Way curbs and settlement will be fixed.

Mr. Quay states "yes, they will be fixed".

*Easement: Will be presented to Mr. Costa for approval.

Flow Channel: Mr. Quay states there will be a gravel channel and curbs for stabilization.

Mr. Mellett asks Mr. Quay about soil stabilization/soil boring.

Mr. Quay states the basin is functioning well.

4. Pg. 12 proximity to residences: limiting stock piling of soil during phase II construction.

Mr. Lechner states the Jehovah's Witnesses need the sidewalk to the WaWa as there is a worn path to the store, especially along Sovereign Way if the church members use that way. Mr. Lechner also recommends black chain link fence instead of the board on board. The board on board fence tends to deteriorate. Four times a year part of the maintenance plan should be picking up the trash and Mr. Lechner wants that put on the plan.

Mr. McDonald: EPC Co.

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Turn- key solar integrates, they monitor just about everything. (Exhibit 4 is explained in detail, net metering system, and interconnection). Mr. McDonald continues with the explanation of Atlantic City Electric unused electric will be pushed back on the grid. There will be one inverter box on Phase I and one on Phase II. A2 deals with the placement of the inverter. He recommends quarterly maintenance on equipment; generally security doesn't require more than a chain link fence.

Mr. Costa asks Mr. McDonald if the solar panels emanate anything harmful.
Mr. McDonald states "no".

Mr. Angeloni: contract purchaser.
Mr. Angeloni is responsible for selling the energy for this site. He has already spoken to WaWa and the Jehovah's Witnesses about purchasing power.

Mr. McMullin asks about the time frame for building.
Mr. Angeloni states they could start immediately and then 30 to 90 days for phase II.
Mr. Angeloni explains the excess energy going to back to the grid to Mr. Acevedo.

Chairman Richards asks Mr. Angeloni if they can sell the excess energy to the public.
Mr. Angeloni states that isn't approve in this state yet.

Mr. Lechner asks what color the panels and supports will be.
Mr. McDonald states the framing is silver and the rest is either black or blue.

LOG #3336

PUBLIC PORTION:

Mr. Richard Edgar is sworn in by Mr. Costa.
Mr. Edgar wanted to know if the planning board is involved in this application.
Mr. Costa tells Mr. Edgar just the zoning board.
Mr. Edgar stated he didn't want the Jehovah's witnesses on their lot as it was zoned lite industrial and they are NOT a tax paying entity. The Jehovah's Witnesses agreed to pay local taxes and still do to this day.

Mr. Keith Davis states they pay taxes on land and improvements.

Mr. Costa states the zoning board can't take into account whether or not they pay taxes.

Mr. Keith Davis states off site improvement sidewalks will be cleared by a locally hired landscaper.

Mr. Kilpatrick, Mr. Robert Beuckbrt and Mr. Charles Cells of the Jehovah's Witnesses are sworn in by Mr. Costa. All of the above state they are looking forward to the benefits of solar.

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A motion to approve the above mentioned use variance is made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Yes
	Chairman Richards	Yes

Use Variance Approved.

A motion to approve the above mentioned Preliminary Site plan is made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Roll Call:	Vice Chairman Simiriglia	Yes
	Mr. McMullin	Yes
	Mrs. Giusti	Yes
	Mr. Acevedo	Yes
	Chairman Richards	Yes

Preliminary Site Plan Approved.

A motion for adjournment was made by Vice Chairman Simiriglia and seconded by Mr. McMullin.

Respectfully submitted by Jean Gomez, recording secretary.