

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 10, 2012 at the time of 6:30 PM. In attendance were S. Apessos, A. DiTeodoro, K. Dennis, D. Jim Sassi, E. Sparks, D. Wright, and B. Scafiro. Also in attendance was Board Professionals; Solicitor, Joan S. Adams, Engineer Kerry L. Engelhardt and Planner, Robert G. Hall.

Chairman Apessos called the meeting to order; he read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag. Roll call was taken.

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- 1) Approval of Meeting Minutes for March 27, 2012; motion was made by Mr. Wright and seconded by Mr. DiTeodoro with all affirmative votes.

### Under Resolutions

- 1) Resolution No. 2012-03 Resolution Recommending an Amendment of the Official Land Development Checklist of the Township of Carneys Point was passed. Motion was made by Mr. DiTeodoro and seconded by Mr. Sassi with all affirmative votes.

### Under Old Business

- 1) Discussion of the Draft Renewable Energy Facilities Ordinance

Mr. Hall prepared a draft Ordinance (attached) with the assistance of the Planning Board Subcommittee. This is a Renewable Energy Facilities Ordinance designed to permit solar and wind facilities in the township under certain regulations. The different types are indicated in the summary table (attached) handed out.

*Roof Mounted Solar Panels* – Mr. Hall went through the use type, zone and regulations. Mr. Sassi brought up the matter of thermal panels and if they should be added. There was discussion of the thermal solar panels and that these panels are heavier than that may dictate if they could be used on the roof. Mr. Sassi said that people use these panels to heat swimming pools and decking to heat homes. Ms. Adams read the definition of solar energy facilities and in that definition would not exclude them. Mr. Apessos asked about the height (maximum 12 inches) and Mr. Hall said that that is the maximum height above the roof surface and that seems to be working for other ordinance and in other townships.

*Roof Mounted Wind* – Because of structure problems these are not being permitted anywhere on the roof. Mr. Hall stated that he has not seen any great demand or need for these. Not permitted in any zone.

*Ground Mounted Solar* – Mr. Hall envisions this as being a panel mounted on some kind of support structure separate from another building, free standing on a lot, but an accessory to the principal building. Ms. Engelhardt said she has seen this kind of use, they built a large structure over a parking lot and then put the array on top of that, would that be ground mounted or would they need a variance for that? Mr. Hall said that would be a separate issue they are not roof mounted because the structure itself is really the whole thing and that this is not dealt with in this ordinance. Mr. Hall said that another paragraph or two can be added to for Solar Parking Structures. Mr. Sassi said that he has seen something like that before at Richard Stockton College. Ms. Adams said locally she has seen an entire grid above parking spots of just solar panels in Woodbury. Mr. Hall indicated that he would add a separate section for this.

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Ms Adams recommended that the wording in the ordinance be consistent as to "landowners" whereas some places it has only "owners". As some units are leased, this way there could be no arguments or confusion. Make it "landowner" throughout the ordinance.

Mr. Wright brought up the matter of farms. Ms. Adams stated that there are state statutes that govern the installation of solar facilities on farms which supersede township ordinances.

There was some discussion about not exceeding 1,000 square feet and if that was enough. Ms. Engelhardt said that if they wanted larger they could always come before the board for a variance. Joan said the ordinance could always be tweaked later if necessary,

*Ground Mounted Wind* - Ms. Adams said that this is the installation that you get the most complaints about.

*Commercial Solar* - Mr. Hall suggested that this would be a principal use in industrial zones only and that's a question for the Board to consider. Solar panels would exist on the lot without any other structure or building. The primary purpose is to generate energy to sell.

*Commercial Wind* - Not permitted.

Mr. Hall said that this is a first draft and is subject to the members and other professionals thoughts. He would add a section for solar panels on parking structures. After some comments from Ms. Adams, Mr. Hall said that for Commercial Solar Facilities that is should be conditional use and not a principal use, this will give the Board some more authority to make some requirements of the facility that it doesn't come in the way the Board envisions it. It's permitted as long as the standards are met; if not then it becomes a use variance. Mr. Hall said he will get try to get some more data on how large and how much panels are and how much energy they generate and how much the typical use is for a home and office by square footage.

As to the Commercial Solar, Ms. Adams stated that if they did not meet all the requirements they would need a D-3 Variance.

There was some discussion on abandonment of renewable energy facility. It was noted that the panels have some value and the homeowner could benefit from if abandoned

Ms. Engelhardt commented that Commercial Solar Facilities should include fencing for security. Mr. Hall commented that that was a good idea. Mr. Sparks commented that fencing and landscaping was required of the two applications that were already heard before the Board. Ms. Englehardt said that some of that is for esthetic purposes but the fencing would be needed for security for this kind of installation and suggests that fencing be added.

### Public Participation

John Travaglini of 600 Penns Grove-Auburn Road - Mr. Travaglini said that his personal agenda is with wind energy and stated that he hoped that a site plan would not be required and could be all done through building and electrical permits and would appreciate some consideration on that. The requirement for a structural engineer could be very costly and pretty much decimate the payback of the wind energy system. He would like it to be considered that there could be regular maintenance and visual inspections be done as part of the regular maintenance procedure. The maintenance could include looking at the bolts, any gaps in the tower structure and the foundation and if any of those issues are identified in the visual inspection than a more detailed structure inspection be needed.

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Ms. Adams said the reason most townships require a minor site plan is because you are erecting a structure that in very often in the middle of a residential area and if not maintained it would not be just an eyesore but a hazard.

Mr. Travaglini referred to page 7 item number 3 A (4) of the draft and said that maybe the acreage could have a window of 3 or more acres that would require site plan approval. He asks that the Board take a look at the economic impact of some of the requirements, it diminishes the payback, and it puts a damper on it and makes it more difficult. Some of the requirements could cost several thousand dollars.

Mr. Hall asks if the manufacture offers a maintenance plan. Mr. Travaglini said that it does require maintenance same as a car requires maintenance to make sure it runs efficiently. Ms. Engelhardt asked that doesn't it tie into that, by getting a report. Mr. Travaglini said yes but it doesn't require a report from a licensed professional engineer who is doing a detailed structural engineering report and cost thousands of dollars. Ms. Engelhardt said that the initial report should come from a licensed engineer but that every two years there be a maintenance report and not necessarily by a structural engineer. Maybe the paragraph Mr. Travaglini is referring to, that the intent could be clarified that the initial report come from a licensed structural engineer and then every two years a report be submitted. Mr. Hall stated that the purpose of the report after the initial installation is to make sure it is safe. If the maintenance report covers some kind of structural opinion could suffice rather than a sealed report from a licensed engineer. Mr. Travaglini said that he thought that would be more economically acceptable.

There was discussion from Mr. Sparks about the code official and what discretion he would they have, just seeing if there are other options to save some of the cost of the two year structural report. Knowing the code official only has certain certifications but would it be within his jurisdiction to say looking at this it's unstable and thinks a structural engineer needs to look at this. Ms. Adams states that it says "Every two (2) years the owner shall permit a structural report to the Construction Department attesting to the structural integrity of the tower and/or support system" this is really to cover the townships butt provision. Mr. Hall said he sent the draft to Mr. Pelena, Ms. Taylor interjected and said that Mr. Pelena is out on disability and has not been in the office for about three weeks, Mr. Hall said he would reach out to Mr. Pelena and talk to him about this. Ms. Engelhardt said maybe this could be called a maintenance report instead of structural report that states the attesting to the structural integrity so it still addresses the issue. Ms. Engelhardt also stated that you have to submit a site plan; you have to submit something just so the setback and tolerances can be determined. Not necessarily a full blow site plan but a survey showing the proposed location.

Mr. Travaglini refers to the 55 decibels from the property line and the intent of this paragraph. He states that the manufacture supplies information for the turbine and is standard cookie cutter requirements. If a full blow sound survey needs to be done that could be costly. Mr. Hall, the manufacturer could provide something about the level of noise immediately outside the structure and could project what the noise could be across the span of 20- 50 or 100 feet. If they state it's going to be less than 55 that be adequate, however if it turns out after you put it in the ground and there are complaints and someone went out with a sound meter and actually measured it and it exceeds the 55 the permits could be revoked.

### Comments from the Board/Board Professionals/Board Secretary.

Ms. Taylor commented that the Fire Chief, Ted Stranahan reviewed the draft Renewable Energy Facilities Ordinance and does not see any issues at this time.

Mr. Apessos made reference to the Special Meeting next week and the application being heard and asks that everyone carefully go over the plans and be prepared.

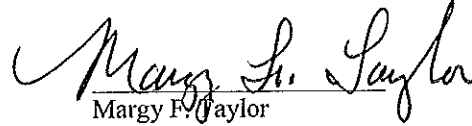
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Mr. Sparks mentioned the Master Plan and the need for review of it, which was also mentioned at the end of last year. It is a good time as it quiet and not a lot of activity right now.

Motion to adjourn @ 7:40 pm made by Mr. Wright and seconded by Mr. DiTeodoro with all in favor.

Approved: *April 24, 2012*

  
Margy F. Taylor  
Planning Board Secretary