

# Meeting Minutes

# Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 22, 2014 at the time of 6:37 PM. In attendance were S. Apossos, R. Gatanis, Anthony Rullo, Ken Brown, Everett Sparks, D. Jim Sassi, M. Lee and Larry Basile Absent: Emma Jean Shockley and M. Dowe Sr. Also in attendance were Board Professionals; Solicitor, Joan Adams, Board Engineer Kerry L. Engelhardt and Board Planner, Lisa Specca

Chairman Apossos 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.

Meeting Minutes: Meeting Minutes from March 25, 2014 were approved. Motion by E. Sparks and seconded by D.J.Sassi with all in favor except for Ken Brown who abstained since he was absent for that meeting.

Public Hearings:

Application No. 2014-02 - Completeness Review  
 100 Central Schoolhouse, LLC  
 Bulk Variance  
 Block 56 Lot 5 / 100 Central Schoolhouse Road

Completeness Review:

Engineer Kerry Engelhardt presented her findings and only one outstanding item was the survey. The presented survey was dated March 26, 2012. Since surveys should be within a year of the application, she requested that the applicant testify as to any changes done to the property since that date. Attorney for the applicant, Ross Levitsky, Esq. brought his client, Willie Feldman, principal owner and their professional engineer, Jim Clancy up to be sworn in by Attorney Adams. After they were sworn in, Mr. Feldman testified that there have been no changes to the property since the March 2012 survey. Chairman Apossos asked if there were any other outstanding items and none were presented. Mr. E. Sparks motioned this application be deemed complete and Mr. L. Basile seconded motion.

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos			X				
EJ Shockley			--			X	
R. Gatanis			--		X		
A. Rullo			X				
K. Brown			--		X		
D. J. Sassi			X				
E. Sparks	X		X				
M. Lee IV			X				
L. Basile		X	X				
M. Dowe, Sr			--			X	

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Application No. 2014-02  
Public Hearing  
100 Central Schoolhouse, LLC  
Bulk Variance  
Block 56, Lot 5

Mr. Levitsky went through the Technical Review. He had owner Mr. Willie Feldman explain what the business consists of and the use of buildings on the site. Mr. Feldman described the operation as the growth and importation of herbs for organic herbal products, medicinal herbs, herbal teas and lotions all made on the site. There are processing labs for sorting, mixing and final production. The business, formerly located in Brooklyn, New York, was started here in 1998. They have nine full time employees and also employ part time students from the local community college and high school. They hope to advance their educational facility to include other local high schools and colleges. They are currently working with local Board of Educations to promote the benefits of herbs.

Their customer base includes all of the US, Canada, Spain and New Zealand along with others.

They use FedEx, UPS and post office for shipping.

They presented two exhibits (attached) to show current building locations and fields where herbs are first planted to see if they will survive and if they do, they are replanted in larger sections.

They also plant cover crops of winter wheat, rye, and red clover during the winter which enriches the soil.

Mr. Feldman stated that he wants to plant a new type of grass that grows higher, about 12 ft and lives all year, turning yellow in the winter that will shield the view of the proposed solar panels. The use of evergreens is too costly and he has trouble with them not surviving due to the clay soil.

Application request is for bulk variance for the installation of 4,284 square feet of solar panels. The current ordinance maximum is 1000 square feet in a residential zone. Even though their property is commercial, they are still located in a residential neighborhood.

Mr. Basile asked if the grass mentioned is an aggressive species and would it be harmful to the surrounding area. Must know exactly what it is so it does not effect the environment..

Mr. Sassi also wanted to know species of the grass and if it would present a fire hazard since it browns in the winter.

He also asked if it produces seeds that could become airborne or be spread by birds.

Mr. Feldman said he will research the grass and get that information back to the board but he has observed this type of grass growing locally.

Next to be sworn in was Joseph Kari, private foreman for Kari Solar Company from N. Cape May NJ who will provide the solar panels. He testified the kilowatt usage needed for the area based on past electrical usage and adding 10% more.

He explained that all energy produced will be used by the facility. A meter is installed and if not used during current month, the energy stored can be used for the next month or the utility company can purchase it from this facility.

Maintenance of the panels is very simple. After the first year, there is a visual inspection of each string. Each string has 11 to 13 panels.

Attorney Adams asked for type of panels specified for this project and stated that the fire marshal will want a report with specific information as to type of panels used.

Engineer Jim Clancy walked the Board through the entire layout of the facility and overall plan for future.

Kerry Engelhardt, Board Engineer mentioned several items that were in her technical review were answered. Lisa Specca, Board Planner, mentioned that there was a use variance granted to this business in 2010 and now they are asking to have a larger usage. Several items from the 2010 resolution were not fulfilled. For example, the screening issues were not taken care of. Her recommendations are to require a screen in front of solar panels far enough away so as not to shadow panels. She advised no usage of the grass but to use evergreens instead. There are many types of evergreens that could work in that particular soil.

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Attorney Adams was also concerned that there are still issues outstanding from the 2010 Resolution. The property has not been planted as represented in 2009 and that the project has morphed into more than it was proposed to be. She asked that all previous conditions be meant and a true existing condition survey be presented.

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Attorney Levitsky replied to Ms. Adams that it would not be a problem and that a "as-built" survey would be provided to the Board along with a list of the previous conditions from the 2010 Resolution with a statement as to whether those items were completed and if not, the reasons. He stated that he objected to some of the comments made and that any outstanding issues from the previous application would be addressed. He requested the Board to grant the variance and they should not use previous issues to turn down the application.

Attorney Adams reminded applicant that he will still need approval from the state for the solar panel installation and the Salem County Board of Agriculture needs to be notified.

She suggested approval be granted based on previous conditions being satisfied and all issues resolved that were mentioned by the other professionals in their review letters and that any outside agency approvals be obtained.

Hearing was now open to Public:

With no comments, public meeting was closed.

Mr. E. Sparks motioned that the variance be approved, with his request to use evergreens over grass for the screening area. Mr. L. Basile seconded.

Bulk Variance was approved.

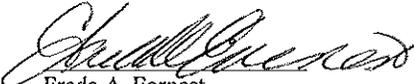
Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeessos			X				
EJ Shockley			--			X	
R. Gatanis					X		
A. Rullo				X			
K. Brown					X		
D. J. Sassi			X				
E. Sparks	X		X				
M. Lee IV			X				
L. Basile		X	X				
M. Dowe, Sr			--			X	

Old Business:

Reexamination report of the Master Plan R007-2014 were distributed to all Board members and professionals by Lisa Specca, Planning Director for Lippincott Jacobs Consulting Engineers. Notice of public hearing was given to surrounding municipalities and advertised in the local newspaper for public comment at the meeting to be held on May 13, 2014 at 6:30 pm. (copy attached to these minutes)

With no other business at hand, motion to adjourn was made at 8:27 pm by R Gatanis and seconded by Anthony Rullo with all in favor.

Approved: 5-13-2014

  
 Freda A. Earnest  
 Planning Board Secretary