

Chairman Brod called the First Regular Meeting to order at 7:00 P.M. in the Court Room

The Pledge of Allegiance and Moment of Silence was observed

The Board Secretary read the open public notice which was published and posted on 01/12/2016

Roll Call taken by Jenifer DeSimone Board Secretary

Board Members: Ms. Jones, Present; Mr. Bailey, Present; Mr. Folcher, Present; Mr. Green, present; Mr. Killen, Present; Mr. Kramer, Present; Mr. Francescone, Present arrived at 7:05; Vice-Chairman List, Present and Chairman Brod, Present.

Boards Professionals: Mr. Joseph Petrongolo, Land Planner, Present; Mr. William Long, Engineer, Present; Mr. Douglas Heinold, Board Solicitor –from the firm of Raymond, Coleman, Heinold & Norman, Present; Ms. Jenifer DeSimone, Board Secretary Present.

Chairman Brod Reviewed the Boards Procedures and no Announcements were made

Memorialize Resolution:

1. DANIELLE TANGUAY, ZB#15-C-17, 2 Bretton Way, Blk. 304.02, Lot 1

Chairman Brod asked for a motion to memorialize resolution #15-C-17. Board member Green moved the motion and Board member Killen second the motion. All present voted affirmatively with the exception of Vice-Chairman List who abstained from the vote and the motion was carried.

Chairman Brod noted Board member Francescone arrived.

The Zoning Board Solicitor Mr. Heinold administered the Oath of Office to Board member Francescone for his 4 year appointment.

Minutes: Chairman Brod asked for motion to adopt the Regular meeting minutes of December 02, 2015. Board member Francescone moved the motion to adopt the minutes and Board member Folcher second the motion. All present voted affirmatively with the exception of Vice-Chairman List who abstained from the vote and the motion was carried.

Zoning Board Professionals: Mr. Joseph Petrongolo, Planner, Mr. William Long, Engineer, were sworn in by the Board's Solicitor Mr. Heinold.

Petition before the Board:

1. STAR POWER SERVICES, LLC, ZB#15-D-18, 3601 Route 38, Block 500, Lot 3

The Use Variance and Site Plan Waiver is sought from section 154-43 of the Zoning Ordinance to enable the applicant to: install roof mounted photovoltaic solar electricity power panels and 6 inverters attached to the side of the building. This is not a permitted use in the Business Zoning District. The Board Secretary read the application and certified the completeness. Mr. Alan Fox, Attorney at law represented the applicant Star Power Services. Witnesses to give testimony Mr. Rodger Anderson, Licensed Architect; Ms. Barbara Allen Woolley-Dillon, Licensed Professional Planner were sworn in by the Board Solicitor. Mr. Fox discussed no construction will take place this would only be rooftop machinery. Mr. Anderson testified to the type of system and all the machinery. The solar panels are made of silicon and will be none reflective. The color of the panels will be multi shades of blue and all the equipment will be mounted to the roof. The inverter will be installed on the side of the building and the disconnect switch subpanel will be on the corner of the building and can be used by the Fire Department and Emergency Personnel. The switch will de-energize the system. There is no danger to the public. The applicant will give the details to the Fire Department. This system differs from the system that was in place at the Dietz & Watson site in Delanco as each module is singly connected and the system is the safest available. Ms. Dillon, testified to the positive criteria this use is an inherently beneficial use and further discussed the purposes of the Municipal Land Use Law site suitability (m) & (a).

Petition before the Board:

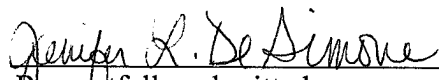
1. STAR POWER SERVICES, LLC, ZB#15-D-18, 3601 Route 38, Block 500, Lot 3 – cont. The negative criteria there will be (1) additional vehicle trip to check on the system and further discussed the goals and objectives in the master plan. The building will remain the same no traffic, no stormwater, the only change is on the roof top. The roof on Martins Liquor Store was installed within the last year. Board member Kramer asked where the inverters were and could anyone tamper with them. Mr. Anderson stated you need to have special tools to open the access panel its fasteners are bolted shut. Mr. Petrongolo, Planner reviewed his report dated 12/10/2015. Mr. Long, Engineer reviewed his report dated 12/16/2015. He discussed the need to obtain the data sheets on the racking from Mr. Clancy the applicants Engineer. Mr. Clancy stated he would get the copies to Mr. Long. Chairman Brod opened the hearing to the public, seeing none, closed the public portion of the hearing. The Board Secretary read the Notice of Violation from the Zoning Officer dated 1/11/16. Mr. Fox summarized the application for Solar Panels being installed on the roof and discussed that the inverters will be raised 10' off the ground. Chairman Brod asked for the Solicitor to read the conditions. Mr. Heinold stated: The applicant will notify the property owner to contact the Zoning Officer or remove the temporary signage; The applicant will provide the details of the array including any and all safety information to the Fire Department; The control panel shall be a minimum of 10' off the ground to avoid tampering or vandalism; The applicant will comply with all of the Board's professionals reports. Chairman Brod asked for a motion on application ZB#15-D-18 with a Site Plan Waiver. Board member Green moved the motion subject to the conditions previously stated and Board member Killen second the motion. Roll call vote: Mr. Green, Agree; Mr. Killen, Agree; Mr. Folcher, Agree; Mr. Francescone, Agree; Mr. Kramer, Agree; Vice-Chairman List, Agree and Chairman Brod, Agree. The motion was carried and approved by a 7-0 vote.

Discussion Items: The Board Secretary stated the Alaimo Group in conjunction with the New Jersey Planning Officials will be offering the Land Use Law and Planning Program Basic and Experienced Course to all the Zoning Board of Adjustment members. The Course will be held on Saturday, February 13, 2016 at 8:15 am to 1:15 pm at the Deerwood Country Club. If you are interested in attending complete the form and return to my attention.

Temporary Use Permit: High Construction Company, ZB#16-73-01 – 5000 Midlantic Drive, Blk. 515, Lot 1 - Springhill Suites project to construct a hotel. During the peak of construction, (6) office type containers and (12) storage type containers will be onsite and will range in size from 8' wide by 16' to 40' long and temporary 6' construction fence. The applicant is requesting a duration of 10 months to complete the project. Chairman Broad asked for a motion Board member Francescone moved the motion to recommend to Twp. Council approval of 10 months and Board member Folcher second the motion. All present voted affirmatively and the motion was carried.

Adjournment: Chairman Brod asked for a motion to adjourn at 7:50 P.M. Board member Green moved the motion and Board member Folcher second. All present voted affirmatively and the motion was carried.

Adopted on: February 03, 2016


Respectfully submitted:
Jenifer L. DeSimone
Zoning Board of Adjustment Secretary