A REGULAR MEETING OF THE PLANNING BOARD OF THE TOWNSHIP OF SANDYSTON, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD ON MONDAY, MARCH 7th, 2016 AT THE MUNICIPAL BUILDING BEGINNING AT 7:00 P.M.

Mr. Utter called the meeting to order. This meeting has been advertised in accordance with the Open Public Meetings Act by advertising notice of the meeting in the N. J. Herald and posting copy of the notice in the Sandyston Township Municipal Building.

Roll Call:
Messrs. Huber, Green, Milligan, Powers, Smith and Utter.
Absent: MacDonald, Harper, Pinzone, Cunico, Sinha

ALSO PRESENT: Glen Gavan, Board Attorney

The Oath of Office was administered to Robert W. Huber – Class II by Board Attorney

MINUTES:
A MOTION was made by Mr. Powers, seconded by Mr. Green to approve the minutes of the meeting held on January 4th, 2016. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith and Utter. NAYS: None. ABSTAIN: None.

VOUCHER REPORT:
A MOTION was made by Mr. Green, seconded by Mr. Milligan to approve the March 7th, 2016 voucher report. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith and Utter. NAYS: None. ABSTAIN: None.

CRISCUOLI & GAVAN, LLC

General:

Planning Board Business through 1/6/16	$496.00

Escrow: None.

H.E. PELLOW & ASSOCIATES, INC

General: None.

Escrow:

Invoice # 61694 – Kam Shi Site Plan #02-2005	$481.75
Invoice #61869 – Kam Shi Site Plan #02-2005	$31.25

CORRESPONDENCE: None.

FORMAL APPLICATION:

BECKENTHAL APPLICATION # 01-2016 – BLOCK 2801 LOT 3 ZONE: W
VARIANCE and WAIVER of SITE PLAN REVIEW
Project Name: Solar Panel for Power to Huber Residence

Attorney William Hinkes appeared before the Board on behalf of his client Mr. R.G. Huber with expert witness Kurt Gewecke principal of K.J. Companies / K.J. Solar seeking a waiver of a site plan review and variance approval for a solar array.

Mr. Hinkes pointed out that he felt the request for a waiver of site plan review was appropriate to request as this solar array will be for personal use. Mr. Gavan acknowledged to the Board that this request was an appropriate and may be considered.

Proper notice of the application was made and witness was sworn and the witness testified that the solar array would consist of 57 sun powered modules for a total of 18.3 kilowatts (or 327 watts each) which is based on Mr. Huber's power use the previous year and calculated to be his current use. The formula is based on the average homeowners use (7-10 kilowatts). Since this is a larger home with electric heat he requires slightly more kilowatts.

Two options for the solar array layout were submitted as location and shade are a concern. There was some explanation provided by Mr. Gewecke as to the best scenarios to provide the required amount of sunlight for the wattage needed between Exhibit A-1 and Exhibit A-2. These options are based on achieving the maximum wattage in relation to the amount of shade cast with regard to their layout. While both are acceptable to provide the wattage, the aesthetic appearance in conjunction with the maximum sunlight still must be approved by the client. During this explanation it was confirmed that Mr. Huber is not providing power, but usually for his own personal use and that there is little to no noise generated from this array. Mr. Hinkes explained that the applicant is seeking approval of both Exhibit A-1 & A-2 as they would like the option to choose between the two designs.

Mr. Hinkes made the request from the Board to waive the requirement to submit an as-built plan. This was acceptable as long as the location can be verified and is in compliance. He also reported that Mr. Huber was prepared to begin as soon as possible and when approvals are permitted.

The discussion was opened to the public, of which there was none. It was reiterated that there were two elements of relief being considered.

A MOTION was made by Mr. Powers, seconded by Mr. Green to grant an approval of a variance on less than 20 acres with no survey requirement with the condition to verify the setback by construction official. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith and Utter. NAYS: None. Motion carried.

A MOTION was made by Mr. Huber, seconded by Mr. Green to grant an approval to proceed with this project forward prior to the resolution memorialization. Upon roll call the following votes were cast: AYES: Huber, Green, Milligan, Powers, Smith and Utter. NAYS: None. Motion carried.

RESOLUTIONS: None.

OTHER BUSINESS: None.

AUDIENCE PARTICIPATION: None.

A MOTION was made by Mr. Powers, seconded by Mr. Milligan to adjourn the meeting. AYES: All in favor. NAYS: None. Motion carried.

Beth Brothman
Board Secretary