

MANCHESTER TOWNSHIP PLANNING BOARD REGULAR MEETING MINUTES  
MONDAY, APRIL 5, 2021  
1 COLONIAL DRIVE, MANCHESTER, NEW JERSEY  
VIRTUAL ZOOM MEETING

The Regular Meeting of the Manchester Township Planning Board was called to order by Chairperson Zolezi at 6:00 P.M. on Monday, April 5, 2021.

A Salute to the Flag and Pledge of Allegiance was repeated.

This meeting has been advertised as required by enactment of the Sunshine Law.

ROLL CALL:

Michele Zolezi	Chairperson	Present
William Barron	Vice Chairperson	Present
Rory Wells	Mayor's Designee	Present
Felicia Finn	Member	Absent
Bill Foor	Member	Present
Robert Hudak	Councilman	Present
James Teague	Member	Present
Frank Stavallo	1 <sup>st</sup> , Alternate	Absent
Dave Borowski	2 <sup>nd</sup> . Alternate	Absent
Gregory Hock	Board Attorney	Present
Robert Mullin	Board Engineer	Present

MEMORIALIZATIONS:

Memorialization of a resolution approving a Preliminary & Final Site Plan Approval

Block 102 Lot 2 2121 Lake Road

Applicant Whiting Storage Urban Renewal LLC

Attorney Emily Givens Case #2020-00260 approved March 1, 2021

Mr. Hock, preliminary & final major site plan approval, redevelopment conformed use. Board had several conditions. 325 units only, no hazard materials allowed, more plantings, flowers, register vehicles only, no business, no residents, light shields, hours 7-9, template for fire truck, hydrant added, comply with Maser letter.

Mr. Mullin, reviewed draft, his comments included in resolution.

Motion to approve by Mr. Hudak, seconded by Mr. Barron

Roll Call: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Foor-yes, Teague-yes, Wells-yes

APPLICATIONS:

Preliminary & Final Site Plan Approval/Variance

Block 2 Lot 6 20 21 22 23 59 62 Ocean County Landfill

Applicant Advanced Solar Products, Inc. Attorney: Kenneth L Pape

Case #2021-00266

Mr. Pape, Attorney for the applicant, plan solar array, capped landfill, no penetration of capped portion. Solar array 2 small element, community solar system electric made available to low income families in community.

Keith Smith, Engineer, Frank Parillo, sworn in and accepted by Board. Jared Pape will assist with exhibits Mr. Smith, Exhibit A-1, Mr. Pape will put on over all site plan on screen for viewing, planned proposed use.

Mr. Smith, A-2, sheet 2 site plan enlarged to show array. A-3 array details of mounted system, A-1 Ocean County Landfill, Hwy 70, 730 acres, solar system on capped portion 12.61 acres, 27.52 acres, commercial & some residents Kent, Oak Knoll, Toms River.

Mr. Pape, waivers release, short list, Mr. Mullin, 3/26/21 allow application, no objection, unless Board needs information.

Motion to approve by Mr. Hudak, seconded by Mr. Wells

Roll Call: Mr. Hudak-yes, Mr. Wells-yes, Chairperson Zolezi-yes

Messrs. Barron-yes, Foor-yes, Teague-yes,

Mr. Smith, array 2 components 11,840 panels 5.3 megawatts, community solar, electric to low-medium income. Net meter on site power, 1 north green, 2 southwest green on landfill side. Access pathway stone 30ft wide. All array & power above surface ballasted system to support, cap sand layer. Residents will not see solar, downward slope. Entire site fence, barred wire, owner of landfill manned guards all times.

Mr. Pape, storm water management, Mr. Smith, not needed, closed portion of landfill, can't penetrate cap, no grading on site, site continue as is.

Ballasting of system panels sit on racking system avoid penetration of cap & uplifting wind of panels, maintenance of panels owner of system.

Unnamed remotely system operated monitor system, no need to be on site, active site, problems visible.

Mr. Pape, no traffic study needed, bulk variance 10-12 variation.

Mr. Smith, better plan, power to low income homes, NJDEP recommends area for solar.

No sound or odor from site.

Mr. Mullin, community solar tied into JCP&L agreement in place, Mr. Pape, 3 separate agreements in place, Mr. Mullin, copy to board, Mr. Pape, yes.

Mr. Mullin, 8-9ft height add to sheet, Mr. Smith, yes.

Mr. Hudak, array not visible to public, Mr. Smith, yes

Mr. Foor, falcons used, affected by solar, Mr. Smith, no problem for birds, no impact supplement EIS.

Mr. Wells, life span of panels, Mr. Smith, 20 years

OPEN PUBLIC PORTION: Mr. Smith

HEARING NONE

CLOSE PUBLIC PORTION:

Lyle Rawlings, President, CEO, sworn in, Advanced Solar, lifetime of solar panels, 30-45 years, 25 guaranteed. OCLF cap 30 years after facility closed, Ms. Zolezi, you have other systems, Mr. Rawlings, yes larger.

OPEN PUBLIC PORTION: Mr. Rawlings

HEARING NONE

CLOSE PUBLIC PORTION:

Mr. Wells, lease review, Mr. Pape, interconnection agreement.

Mr. Pape, OCLF ideal location, company years of experience, opportunity to provide community with electricity.

Ms. Zolezi, agree great project.

OPEN PUBLIC PORTION:

HEARING NONE

CLOSED PUBLIC PORTION:

Motion to approve by Mr. Hudak, seconded by Mr. Barron

Roll Call: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Foor-yes, Teague-yes, Wells-yes

#### ADMINISTRATIVE SESSION:

##### APPROVAL OF MEETING MINUTES:

March 1, 2021 Regular meeting minutes

Motion to approve by Mr. Barron, seconded by Mr. Hudak

Roll Call: Mr. Barron-yes, Mr. Hudak-yes, Chairperson Zolezi-yes

Messrs. Foor-yes, Teague-yes, Wells-yes

#### PAYMENT OF BILLS:

Maser

40440	218.75
40439	43.75
40438	3,282.15
40403	219.11
40437	131.25
40436	85.00
40435	43.75
40422	3,605.38
40433	3,278.79
40432	8,248.49
Total:	\$ 19,156.45

Hock

41041	819.00
41042	162.50
Total:	\$ 981.50

Total Bills paid \$ 20,137.95

Bill report given by Mr. Foor

Motion made to pay bills by, seconded by

ROLL CALL: Mr. Hudak-yes, Mr. Barron-yes, Chairperson Zolezi-yes

Messrs. Foor-yes, Teague-yes, Wells-yes

PROFESSIONAL REPORTS: None

Mr. Foor, Environmental Commission, presentation Feasibility Study, Rutgers, 3 projects being reviewed.

Mr. Hudak, near future MTES for vaccinations for residents.

OPEN PUBLIC PORTION:

Hearing none

CLOSE PUBLIC PORTION:

MOTION TO ADJOURN: by Mr. Wells, seconded by Mr. Barron

ALL IN FAVOR

NONE OPPOSED

ADJOURNMENT: 7:01 P.M.

Respectfully submitted

Marianne Borthwick

Secretary to the Board