

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD
OCTOBER 4, 2011**

OPEN MEETING: Chairman O'Connell called the meeting to order at 7:30 p.m.

FLAG SALUTE: Chairman O'Connell led the flag salute.

ROLL CALL:

Diana Boyce – Excused
Sue Howell – Present
Gerald Huelbig – Excused
Gail Phoebus – Present
Ellsworth Bensley Jr. – Present
CeCe Pattison – Present
Christine Kretzmer – Present
Rick Melfi – Present
Paul Messerschmidt (Alt.1) – Present
Ken Roberts (Alt. 2) – Present
Chairman John O'Connell – Present

PROFESSIONALS PRESENT: Richard Briigliodoro, Esq., and Joseph Golden, P.E., P.P.

OPEN PUBLIC MEETINGS ACT NOTICE: Chairman O'Connell read the following statement: This is an open public meeting of the Andover Township Land Use Board. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda.

RULES: Chairman O'Connell read the following rules: No new cases after 9:30 p.m. or testimony after 10:00 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting. Transcript requests are to be in writing with check for 100% of costs. Material for the meeting is to be filed fourteen days before the next meeting once it has been heard for completeness. Individuals or members of a partnership must be present at the meeting or be represented by an attorney. Testimony is under oath. False testimony constitutes perjury.

MINUTES: There were no minutes scheduled for review.

RESOLUTIONS: There were no resolutions scheduled for review.

COMPLETENESS REVIEW: There were no matters scheduled for a completeness review.

CAPITAL PROJECT REVIEW: Richard Briigliodoro, Esq., provided an overview of the Capital Project Review process. Richard J. Angowski, Esq., appeared on behalf of the Board of Education.

Frank J. Moore, AIA, presented an overview of the project stating he is attempting to get the school buildings to be green structures. He stated the dark blue or black 3' x 5' panels are passive generating DC current to an inverter at the building's panel system. With reference to energy benefit, Mr. Moore stated the panels would provide a savings of approximately \$70,000 per year at end of a 15-year contract. He discussed Power Purchase Agreements and stated the goal is to place enough solar panels to get to a net zero condition, where there is no cost except during nighttime hours. He stated the panels would cover 60% of the total consumption. Mr. Moore confirmed that SREC's go to Solar Source, and there would be no cost to the District.

With reference to the Long Pond School, Mr. Moore stated the roof is currently failing, and the District intends to put a new roof on in 2012. He noted that the placement of panels on the roof is not in the current long-range plan. He stated the majority of the solar panels are located on the lawn area, and no tree removal is required. He explained the racking system and stated that gravel or a geotech cloth would be placed under the units. Mr. Moore stated that a 6' fence is proposed, and a shut-off switch would be installed at the inverter panels within the fenced enclosure. Board members discussed the adequacy of the fence. Joseph Golden, P.E., P.P., suggested a staggered planting of evergreens along the golf course side. Following discussion, it was agreed that an 8' fence with evergreen screening at the north property line would be considered. Mr. Moore confirmed that the installation of the panels would be 22' from the property line and would comply with applicable regulations.

Ms. Kretzmer asked about the impact of project on the Township's bat house project noting that the grant mandates that the houses cannot be placed by the panels. Mr. Angowski stated the Board of Ed would take the bat house project into consideration.

With reference to the Florence M. Burd School, Mr. Moore confirmed that snow generally melts off roof panels within a two – three day period. He stated he did not believe there would be an impact to the drainage system.

Mr. Mark Maher of Solar Source, the company providing the installation for the Board of Education, was sworn. He confirmed that Solar Source would maintain the structures noting that it is in their financial interest to do so. He explained SRECs and the state's solar program. He stated he had received an approval to install the system from JCP&L. He stated that if the panels produce more than the school uses, the meter would reverse. He stated that storage of energy is costly. Mr. Moore explained that the system is malleable and expansion of same in the event of a building addition, would require another application.

Board members expressed concern about the impacts to adjoining property owners and suggested that the group talk with same. Mr. Moore stated the group spoke with the owner of the golf course and that he did not think he was too concerned. Mr. Angowski stated the group would work with members of the community.

A motion to recommend the suggestions noted below was made by Gail Phoebus and seconded by Paul Messerschmidt. Roll Call: Ellsworth Bensley, Jr., – yes; Sue Howell – yes; Christine Kretzmer – yes; Rick Melfi – yes; CeCe Pattison – yes; Gail Phoebus – yes; Paul Messerschmidt – yes; Ken Roberts – yes; John O'Connell – yes. The motion carried. The suggestions noted are as follows: exterior property screening- plan detail to be forwarded by Joseph Golden, P.E., P.P. , contact with the neighbors, and the installation of an 8' fence.

HEARING: There were no hearings scheduled.

PUBLIC PORTION: There were no participants.

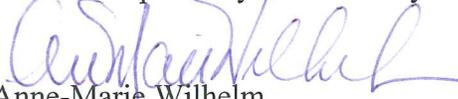
VOUCHERS: There were no vouchers scheduled for review.

OLD/NEW BUSINESS: Joseph Golden, P.E., P.P., presented information on slope ordinance development work done by the Township Committee.

UPCOMING MEETINGS: Chairman O'Connell announced the October 18, 2011 and November 8, 2011 meeting dates.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Rick Melfi and seconded by Gail Phoebus. All were in favor. The meeting was adjourned at 9:25 p.m.

Minutes respectfully submitted by:


Anne-Marie Wilhelm
Land Use Administrator