

Minutes of the Commercial Township Land Use Board reorganization/meeting was held at the Municipal Hall in Port Norris on **May 25, 2016**.

The chairperson called the meeting to order. It was advised that the meeting was being electronically recorded in accordance with the Open Public Meeting Act and that anyone wishing to speak must stand, state his or her name and address in a clear tone of voice. All joined in the Flag Salute.

SYNOPSIS:

Roll Call:

Ken McGill, Class II Board Member
Doris Tomlinson, Class IV Board Member
Ronnie Sutton Sr., Class III Board Member
Debra Karp, Class IV Board Member
LaRae Smith, Class IV Board Member
Russell Stormes, Class IV Board Member
Frank DiDomenico, Solicitor
Kathi Burno, Board Secretary

Absent:

Dean Berry, Class IV Board Member
Steve Nardelli, Engineer (ex)
Debbie Hollinger, Class IV Board Member (ex)
Christina Cannon, Alt 1(ex)

Minutes:

A motion to approve the minutes of March 23, 2016 was made by Mr.. McGill and seconded by Ms. Tomlinson.

A roll call vote was as follow:

Ken McGill	Yes
Doris Tomlinson	Yes
LaRae Smith	Yes
Debra Karp	Yes
Ronnie Sutton	Yes
Russell Stormes	Yes

RESOLUTIONS

Steve Veltman 2016-09

A motion was made by Ms. Smith and seconded by Ms. Karp to approve the resolution.

Voice vote was as followed:

Ken McGill	Yes
Doris Tomlinson	Yes
LaRae Smith	Yes
Debra Karp	Yes
Ronnie Sutton	Yes
Russell Stormes	Yes

NEW BUSINESS:

Frank Wheaton III
Lot line Change
Block 192 Lot 7 & 7.02
Attorney Matthew Robinson

COMPLETENESS:

There were no objections with Mr. Nardelli to deem the application complete. A motion was made by Ms. Smith and seconded by Ms. Tomlinson to deem the application complete.

Voice vote was as follow:

Ken McGill	Yes
Doris Tomlinson	Yes
LaRae Smith	Yes
Debra Karp	Yes
Ronnie Sutton	Yes
Russell Stormes	Yes

Lot line adjustment: the applicant is taking .2 acres and putting it back to the larger 10 acre lot.

Technical review:

1. While two variances are required as a result of the application, these are pre-existing variances that was in place prior to this application, existing non-conforming conditions are not being created.
2. A perfected plan would have the correct zoning district noted on it.
3. Received approval of the Cumberland county Planning Board.
4. The deed description can be provided.
5. Received the engineers report and adopted it in its entirety.

A motion was made and seconded to open to the public, with no public concerns a motion was made and seconded to close to the public.
All was in favor none opposed.

A motion to approve a redivision.21 acre portion of lot 7.02 being added to lot 7 no new lots being created. Two pre-existing variances, lot frontage for lot 7 and 7.02 since they don't have fringe on the public street and front yard set back for lot 7.02 for 19 feet where as the minimum of 20 feet is required.

The motion was made by Ms. Smith and seconded by Mr. McGill to approve.

Voice vote was as follows:

Ken McGill	Yes
Doris Tomlinson	Yes
LaRae Smith	Yes
Debra Karp	Yes
Ronnie Sutton	Yes
Russell Stormes	Yes

Acos Energy/John Baglio, Sr.
Block 180 lot 8.01
Isaac Wurcel, representing

COMPLETENESS:

Ground mounted solar
Rear yard set back of 20 feet proposed and the zone requires 50 feet.
The Engineer did not have any concerns on completeness.

A motion was made by Ms. Smith and seconded by Ms. Karp to deem the application complete.

Voice vote as follows:

Ken McGill	Yes
Doris Tomlinson	Yes
LaRae Smith	Yes
Debra Karp	Yes

Ronnie Sutton Yes
Russell Stormes Yes

Mr. Baglio wants the solar on his property, where it should be. if it's alright to leave it there its okay with him. He has had no problem with the neighbor; it can remain there as far as the neighbor is concerned. The array has been in operation for three years.

Mr. Wurcel:

The sheds was given to him as a reference marker as being on the applicant's property. Which is why the array is located as it is.
A formal survey was done and found that the array was not on his property, it's about 15 -20 feet on the neighbor's property. We are trying to get the variance so that it would be on his property.

Dave Dean, Commercial Township Construction Official:

The company took out zoning permits showing the location of the zoning array which was in the boundaries of what it should be. The company was going on the words of the property owner as to where the boundary lines were, which was not correct. Once they found out where the actual lines was they realized that there was an encroachment. Two things to solve the problem were to move the solar array or purchase the property that it was on. They want to move the array because it does not meet the proper setbacks.

Mr. McGill:

If the arrays are relocated have you calculated the efficiency compared to what they presently are?

Mr. Wurcel:

There will be a slight drop in efficiency because it will be facing due south, it will only be turned about 15 degrees it will be a marginal deficient in reduction.

Ms. Smith:

Will this be a hardship on Mr. Baglio?

Mr. Wurcel:

He will not pay anything.

A motion was made by Ms. Smith and seconded by Ms. Karp to open to the public.
All was in favor

John Baglio, Jr.

He does not know what marginal means; he's paying for solar panel and by moving it, will be a lost to him.

He was told that the issue is between Mr. Baglio and Acos'.

Mr. Baglio was told to proceed with the variance and work something out with the neighbor. He stated that he can work something out. Mr. Wurcel said that they will help him with that.

A motion was made and seconded to close to the public.
All was in favor.

A motion was made by Ms. Smith and seconded by Ms. Karp to approve a rear yard setback of 20 feet where 50 feet is required for a ground mounted solar panel array.

Voice vote was as follows:

Ken McGill Yes
Doris Tomlinson Yes
LaRae Smith Yes

Debra Karp Yes
Ronnie Sutton Yes
Russell Stormes Yes

Bill List:

A motion was made by Mr. Sutton and seconded by Ms. Smith to approve the Bills.

Voice vote as follows:

Ken McGill Yes
Doris Tomlinson Yes
LaRae Smith Yes
Debra Karp Yes
Ronnie Sutton Yes
Russell Stormes Yes

Sarah Birdsall, Planning Consultant:
Planner for over 40 years, business in Greenwich NJ

- The master plan is your vision for the community.
- It's the basis for the zoning board.
- If someone has a problem with the ordinance they should find the basis of the land use ordinance in the master plan.
- The master plan should be the policy and the zoning board is the regulation.
- In your re-examine there is five things the state Municipal land use law says you must do each time you re-exam.
- Mostly it's looking at the major problems that have come up, and looking at your goals and objectives and seeing have you reached them.
- Then looking at your demographics for any changes and what's happening in your region.
- Ms. Birdsall has reviewed the vision statement, the master plan and the goals and objectives. She would like for the Board to start thinking about what's working and what's not working, in particular are you getting a lot of use variances.
- The Board should try to be more specific in their goals and objectives.
- Demographically, she will go through the goals and objectives in the re-exam and look at them and bring them back to the board as a draft.
- The housing situation, the board will have to address the COAH situation.
- Change in water regulations, the board should address the need for no public water or septic.
- Ms. Birdsall was not able to find a resiliency plan.

A motion was made and seconded to open the meeting to the public.

With no concerns from the public the meeting was closed to the public.

All was in favor none opposed

With no other business or public concerns a motion was made and seconded to adjourn the meeting.

All was in favor none opposed.

Kathi Burno
Board Secretary

Next meeting June 22 @ 6:30pm

COMMERCIAL TOWNSHIP LAND USE BOARD

AGENDA

May 25, 2016

6:30PM

I. MEETING TO ORDER

- A. CHAIRPERSON CALLS MEETING TO ORDER
- B. ANNOUNCEMENT
- C. FLAG SALUTE

II. ROLL CALL

III. MINUTES

APPROVE MINUTES OF:
March 23, 2016

- IV. RESOLUTION 2016-09
Steven Veltman

- V. NEW BUSINESS
Acos Energy/Baglio
Solar Block 180 Lot 8.01

- VI CORRESPONDENCE
- VII BOARD BUSINESS

Master Plan Re-evaluation (Sally Birdsall)

VIII

BILL LIST

IX

APPROVE BILL LIST

X

OPEN MEETING TO THE PUBLIC

XI

ADJOURN MEETING