

JACKSON TOWNSHIP PLANNING BOARD REORGANIZATION

MONDAY, JANUARY 11, 2021

The January 11, 2021 meeting of the Jackson Township Board was called to order at 7:40 p.m. by Planning Board Secretary, Denise Buono with a salute to the flag by all present. Denise Buono, Planning Board Secretary read the Open Public Meetings Act Statement noting that adequate notice has been provided and advertised in the manner prescribed by law.

ROLL CALL:

Tim Dolan	Terence Wall, Township Representative
Dr. Michele Campbell- <i>virtual</i>	Martin Flemming, Councilman
Jeffrey Riker	Joseph Riccardi, Mayor's Designee
Anthony Luisi- Alt #1	Len Haring, Board Vice Chairman
Manuela Brito- Alt #2	Robert Hudak, Board Chairman

Absent: *Andrew Jozwicki*

Also Present: Planning Board Attorney Sean Gertner, Mr. Peters, Board Planner, Doug Klee, Board Engineer, Denise Buono, Planning Board Secretary, and Danielle Sinowitz, Planning Board Recording Secretary.

Motion for Executive Session to discuss Personnel Matters at 7:42 p.m. by FLEMMING/ Haring. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion to close Executive Session and enter into Public Meeting at 9:08 by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

REORGANIZATION AND APPOINTMENT OF PROFESSIONALS

Denise Buono, Planning Board Secretary, asked for nominations for Board Chairman.

Motion for Robert Hudak as Board Chairman by FLEMMING/ Haring. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Len Haring as Vice Chairman by RIKER/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Denise Buono as Planning Board Secretary by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Danielle Sinowitz as Planning Board Recording Secretary by DOLAN/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Sean Gertner as Planning Board Attorney by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Owen Little as Planning Board Engineer by FLEMMING/ Haring. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Remington & Vernick as Planning Board Planner by HARING/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for Remington & Vernick as Traffic Engineer by FLEMMING/ Haring. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for: Asbury Park Press, Tri-Town News, and Jackson Times as Official Newspaper(s) for the Planning Board by FLEMMING/ Riker. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion for 7:30 p.m. as the official meeting time and the following dates for 2021: January 11th (Re-organization), January 25th, February 1st, March 1st & 15th, April 5th & 19th, May 3rd & 17th, June 7th & 21st, July 19th, August 2nd & 16th, September 20th, October 4th & 18th, November 1st & 15th, December 6th & 20th by RIKER/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Mr. Gertner asked for a separate motion to add the following meeting dates to start at 7:30 p.m.: February 22nd, March 22nd, April 26th & May 10th by RIKER/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Mr. Gertner thanked the Board and mentioned that the Board professionals and the Board secretary should be prepared to come back at the next meeting to discuss recommendations for future scheduling of meeting dates

Payment of Recording Secretary, Danielle Sinowitz, for 1/11/21 motioned by FLEMMING/ Dolan. Yes: All in favor among those present.

Courtesy Review for Solar Array Installation with Board of Education at 11 Locations - Mr. Klee stated this is courtesy review for the Board of Education, and the application did prepare a detailed report and the applicant will describe the different projects at the locations. Mr. Peters stated the application should reconcile with the land use law and make recommendations as necessary. Mr. Hudak asked if these were noticed. Mr. Gertner stated these matters as capital projects are able to be heard via courtesy review and because each project on each roof top is similar and are courtesy review the recommendation to the Board is to hear a general understanding of what the projects are and the matter can be opened to the public however there need not be a developer application and there may not be separate representation for each block and lot.

Jared Pape-attorney for the applicant- stated this is an application with advanced solar projects with the Board of Education, and this is a courtesy application not a formal application and the over view will be provided, and an over view will be gone over from all the projects

and there are several sites however they are all the same and there are representative from advanced solar as well as the owner of the properties, and what's being purposed is 11 separate roof top solar facilities at 6 different properties owned by the Board of Education and all the systems are to be installed on the roof and so they will not be visible from a street level and they will be used to power a facility where they sit, and that is the brief overview and specific questions can be passed to the developer who is present. Mr. Gertner asked to call the engineer up to give a general description of how those will be placed on the roof tops.

Scott Musich- director of construction for advanced solar projects, and has been in the solar industry for 10 years and on the construction side exclusively, built over 100 megawatts of work- credentials accepted- sworn- stated this will be a ballasted system on top of the roof, and all code requirements will be met along with the electrical requirements and the systems will be sitting on the roof with ballast systems and they are low profile, and they will go through the roof or down the side depending on the electrical route. Mr. Gertner asked if the panels on each building produce the electric for the building themselves. Mr. Musich stated that is correct. Mr. Dolan asked if there will be no surplus going to other places. Mr. Musich advised there will not. Mr. Dolan asked if Mr. Musich is the engineering company. Mr. Musich advised his company is installing the panels. Mr. Dolan asked if JCP&L has any part of the installation. Mr. Musich stated that is correct, and mentioned there is requirement that need to be met in order for the installation process to be done and the project cannot be done without those approvals which have been granted. Mr. Hudak asked if during the summer there is electricity that is going into the grid and the Board of Education receives off sets to the bills. Mr. Musich stated that is correct and noted there is still electric in the summer which is where the offsets are. Mr. Hudak mentioned there is safety concerns of this being torn off with high winds and electric components coming down. Mr. Musich stated everything is designed to address those possibilities and they will shut down if there is any type of the system shut down. Mr. Riker asked how long will this take one the permits are obtained to get this up and running. Mr. Musich stated there are various sizes but the largest system from start to finish is 2-3 months for completion and there is a utility time frame which is 2 weeks to a month depending on the current situation unlike COVID. Mr. Riker asked what the pipeline for the materials will be. Mr. Musich advised they will be stapled down and coated however there are modules that will be landing next month which is all domestic. Mr. Luisi asked if this will affect the school roofs. Mr. Musich mentioned that most schools have new roofs. Mr. Hudak asked if there will be a need for holes placed into the new roofs. Mr. Musich stated these are ballast and the preference is to go down the side of the building unless there is necessity to go through the roof.

Opened public comment, seeing no one use the "raise hand function" **Motion to close public comment by HARING/ Dolan. Yes:** Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion to approve by HARING/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Mr. Hudak announced that application **1. Lirama, LLC JB's Diner, Block 3101, Lot 19, Monmouth Road** will be carried until January 25, 2021. Mr. Gertner asked the Board to make a motion to carry to the January 25 meeting without the need for further notice, the public is directed to the township website for log in information. **Motion to carry application 1. Lirama, LLC JB's Diner, Block 3101, Lot 19, Monmouth Road to January 25, 2021 by RIKER/ Flemming. Yes:** Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

My. Hudak announced that application **3. 28 North Cooks Bridge Road, LLC, Block 8601, Lot 41** will also be carried to the January 25, 2021 meeting date. Mr. Gertner stated the chairman is asking for this matter to be carried to the January 25th meeting without the need of further notice, and the public is directed to view that log in information for the meeting, and those applications are being carried for potential carry dates. **Motion to carry application 3. 28 North Cooks Bridge Road, LLC, Block 8601, Lot 41 to January 25, 2021 by RIKER/ Dolan. Yes:** Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

2. Malkiel Akhamzadeh, Block 21401, Lots 38-40 Mr. Klee stated this is a time extension request for minor sub division granted sub division approval for 2 new residential building lots on the property and the plat needed to be reported with the county clerk and the time for that plat needs to be extended and there should be some testimony as to why, and how long the extension is. Mr. Peters stated from a Planning perspective, the zone has not changed and this is still in the R-1 zone and there should be testimony for the need of the extension.

Adam Pfeffer- attorney for the applicant- stated this is for a time extension and asked if Mr. Ian Borden can be sworn in, and mentioned that the virtual presence is appreciated.

Ian Borden- President of PDS in Lakewood, professional planner in the state of NJ, and has been since 1982 - credentials accepted- sworn- stated this is a 3 lot subdivision and there are no new lots being created, the lot lines will just be shifted and the zone has not changed and no changes have been made to the plans and there are road improvements required the extension would put this to June 30, 2021 to allow the work be completed and file the complete plot plan. Mr. Gertner asked if that represented the last extension. Mr. Borden stated that is correct. Mr. Peters mentioned there are statutory time extensions, and those are for major subdivisions, and there are no subsequent time extensions available. Mr. Riker asked what would be the case if the county was not worked with. Mr. Borden advised there would need to be a new application. Mr. Haring asked what type of extension is being sought. Mr. Borden stated to June 30, 2021 which is about 5 months.

Opened public comment, seeing no one use the "raise hand function" **Motion to close public comment by CAMPBELL/ Riker. Yes:** Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.

Motion to approve by HARING/ Flemming. Yes: Dolan, Campbell, Riker, Luisi, Wall, Riccardi, Haring, Hudak.
Respectfully submitted,

Motion to adjourn at 9:45 p.m. by RICCARDI/ Riker. Yes: All in favor among those present.

Respectfully submitted,

Danielle Sinowitz,
Planning Board Recording Secretary