

JEFFERSON TOWNSHIP BOARD OF ADJUSTMENT

MONDAY, JUNE 24, 2019

Presiding: *Chairman VanderPloeg*
Secretary: *Stephanie McCormack*

Present:
Vice-Chairwoman Galfo
Mr. DiFrisco
Chairman VanderPloeg
Mr. Bakera
Ms. Fallon

Also Present:
Matt Pasada, Board Attorney
Bill Gregor, Board Engineer
Jill Hartmann, Board Planner

Absent:
Mr. Galfo
Mr. Jacoby

REGULAR MEETING:

APPLICATIONS:

Lakeland Marine Base	No. 01-19	Block 195, Lot 8.01 Block 196, Lot 17 16 & 37 Nolan's Point Park Rd. Use Variance
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Mr. Bernd Hefele, the applicant's Attorney, came forward. He explained stated that the application consists of the construction of a solar array over the existing parking lot for the mini golf across the street. This application does require a use variance and other minor variances. He then asked Lisa Palanchi, the Chief Operations Officer for Camp Six, to come forward.

Ms. Lisa Palanchi came forward and was sworn in. She stated that the company is always looking for ways to become greener, and by installing a solar array over the existing parking lot, it would provide enough energy to power the entire Windlass Restaurant for the entire year.

Mr. DiFrisco asked why this application is for the marina and not The Windlass restaurant. It almost appears as though you are creating a generating station. He doesn't feel that much energy is required to power The Windlass.

Mr. Hefele stated that the public utility company will not allow solar panels to be installed and utilized for a property that is more than one property line away from its location. There will be additional testimony on why specifically that spot was chosen for the installation of the solar array.

Ms. Palanchi stated that all of their other properties were tested by the solar panel company, and the parking lot was the best location for this project.

Mr. Barrett Silver, President of Silver Lining Solar, came forward and was sworn in. He stated that he originally did not want to take on the project because he didn't initially believe there was a viable opportunity for solar energy at this location. They used a solar pathfinder at all of the surrounding, applicant-owned locations, and determined that the best place for solar panels would be over the parking area for the mini golf. He then explained how solar energy is created through the solar panels. He then presented Exhibit A-1, a picture looking northeast at the proposed solar array. The majority of the structure is made of steel, with six foundations. Exhibit A-2 is an aerial shot of the solar array and its location.

Ms. Hartmann asked how tall the structure would be.

Mr. Silver stated that the structure would be 24.5 feet tall.

Ms. Hartmann stated that the height needs to be put on the plan.

Mr. Bakera asked what the life expectancy of a solar panel is.

Mr. Silver stated that the life expectancy of a solar panel is 25+ years.

Mr. Bakera asked what would happen if there was a fire in The Windlass. Is there a way to shut off the power to the building?

Mr. Silver stated there are two easy places to disconnect the panels. There is an A/C disconnect on the ground near the northwest corner of the array, and there is an A/C disconnect near the meter at The Windlass. It is not necessary to disconnect both areas; one of them would be sufficient.

Mr. DiFrisco was still questioning the excessive amount of energy that will be generated by the solar panels and why it was necessary. He also wanted to know what the view would be for the neighbors with homes above the solar array.

Mr. Hefele argued that the neighboring properties above the solar array can either be looking at a parking lot or the solar array panels. He feels that the solar panels would be nicer to look at, and may provide somewhat of a sound barrier for the typical noises generated in a parking lot.

Mr. Bakera asked if there will be a glare coming off of the solar panels.

Mr. Silver stated there is an anti-reflective coating on the solar panels, preventing excessive glare.

Chairman VanderPloeg asked about the melting of snow and rain draining between each solar panel. The melting snow can make the parking lot very icy or the rain can cause excessive amounts of water to be draining between the panels.

Mr. Gregor asked what the spacing would be between each solar panel.

Mr. Silver referred to the drawing which included the dimensions and spacing. He then went through the load calculations. They estimate that the solar panels will provide approximately 82% of the annual consumption at The Windlass. JCP&L will not allow you to use more than 100%.

Mr. Peter Chandler, the applicant's Engineer, came forward and was sworn in. He discussed the plans in detail for the Board, referring to Exhibit A-2, pointing out the existing conditions. The increased impervious coverage will be diminimus. The applicant is request relief for the following: a use variance, maximum lot coverage, maximum lot improvement disturbance, and front, rear, and side yard setbacks. He then addressed the review letters from the professionals. The applicant will agree to all of the comments in Mr. Gregor's report except for the following: Item B16 – there are no water or sewer lines on the property, Item B47 – they do not have a landscape plan due to the impact being minimal. They are requesting a waiver from this requirement, Item C12 – showing the proposed underground service from the array – the existing conduit is shown on the drawings, and Item C14 – concerning a height limitation. They believe this section does not pertain to this project.

Ms. Hartmann stated that she views this project as a main structure on the property. Therefore, the height requirement would be a maximum of 40 feet. She then stated that a landscaping plan will be required for this project.

Mr. Chandler stated that with regard to the view from the neighboring properties, there is extension vegetation that would block the majority of the view of the solar array. He then presented Exhibit A-3, a perspective of the proposed solar array from overhead residential view.

Chairman VanderPloeg asked how high the retaining wall on the property is.

Mr. Chandler stated that he does not have that information, but knows it is over 6 feet high. He believes it is approximately 10 – 12 feet high.

Ms. Palanchi explained that they demonstrated to the neighboring residence the height of the proposed array, and it will not impact their view of the lake.

Mr. Chandler then addressed Ms. Hartmann's concerns in her report. The applicant agrees to all points with the exception of Item 3, a landscaping plan, which they have already agreed to provide, and Item 4, a lighting plan, in which he feels the current lighting is appropriate.

Ms. Hartmann stated that since the Township Ordinance states that there cannot be spillage of light onto the road and the current lighting has slight spillage on the road, the applicant will need a lighting variance.

Mr. Gregor asked if the applicant was going to amend their application to reflect Preliminary Site Plan Approval only instead of Preliminary and Final Site Plan Approval.

Mr. Hefele argued that this is a relatively small application where they don't feel additional changes will be made. They would, therefore, like to keep it as Preliminary and Final Site Plan Approval.

Mr. Gregor asked about the proposed structures on the site plan.

Mr. Hefe stated that was a typographical error. All of the structures are existing, and the change will be made.

Mr. Ryan Conklin, the applicant's Planner, came forward and was sworn in. He discussed the location, what is located in the immediate area around the site, the need for the use variance, and addressed the positive and negative criteria.

***Chairman VanderPloeg opened the meeting to the public.
The public portion was closed.***

Chairman VanderPloeg asked what the height of the four corners of the array will be.

Mr. Chandler stated the two corners on the north and south ends of the array adjacent to Nolan's Point Park Road are 938.0. The other two corners on the Nolan's Point Road side are 946 and 952, which calculate to 24.5' in height.

Mr. Gregor disagreed with the Engineer's calculations.

Ms. Hartmann stated that if the Board approves the application, it should be a condition in the resolution that the Engineer provide a certified document showing the exact height of all supports for the structure.

Chairman VanderPloeg suggested that the applicant come back to the next meeting with all of the requested changes that were discussed.

Mr. Hefe agreed.

Chairman VanderPloeg made a motion to carry the application to July 8, 2019, with no further notice or publication. **Ms. Fallon** seconded the motion.

In Favor: **Chairman VanderPloeg, Vice-Chairwoman Galfo, Ms. Fallon, Mr. DiFrisco, and Mr. Bakera.**

Mr. Bill Eaves, contractor for the Leitzel application, came forward with the understanding that the Leitzel application would be heard at this meeting. Since it was not on the agenda and Mr. Gregor had not completed a site visit yet, the Board carried the application to July 8, 2019, with the understanding that they would be first on the agenda.

Chairman VanderPloeg made a motion to carry the application to July 8, 2019, with no further notice or publication. Ms. Fallon seconded.

In Favor: **Chairman VanderPloeg, Vice-Chairwoman Galfo, Ms. Fallon, Mr. DiFrisco, and Mr. Bakera.**

RESOLUTIONS

Mullane/Weren

No. 04-19

Block 457, Lot 37
1 Stoney Brook Lane
Bulk Area Variance

Vice-Chairwoman Galfo made a motion to approve the Resolution. **Ms. Fallon** seconded the motion.

In Favor: Vice-Chairwoman Galfo, Ms. Fallon, and Mr. DiFrisco.

APPROVAL OF THE MINUTES DATED JUNE 10, 2019

Vice-Chairwoman Galfo made a motion to approve the minutes. **Mr. DiFrisco** seconded.

In Favor: Vice-Chairwoman Galfo, Ms. Fallon, and Mr. DiFrisco.

ADJOURNMENT:

Chairman VanderPloeg moved to adjourn the meeting at 9:48 PM.
Vice-Chairwoman Galfo seconded the motion.

In Favor: All.

Respectfully submitted,

Stephanie McCormack, Board of Adjustment Secretary