Chairman, Mr. Fanelli called the meeting to order and stated that the meeting was being held in compliance with the "Open Public Meetings Act" and had been duly noticed and published as required by law.

ROLL CALL

Present: Mr. Fanelli, Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Nicini, Mr. Vandegrift, Ms. Stroemel, Ms. Sytnik

Absent: Mayor Mignogna, Mr. DiNatale, Ms. Nocito, Mr. Ravitz

Also present were CherylLynn Walters, Solicitor and Rakesh Darji, Board Engineer

MEMORIALIZATION OF RESOLUTIONS

NAMDAR REALTY GROUP, LLC
BLOCK 150.01; LOT 5
MINOR SUBDIVISION
PC 16-004

APPROVAL OF MINUTES

Mr. Rashatwar motioned to approve the minutes dated March 9, 2016; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Mr. Murray, who abstained.

Mr. Rashatwar motioned to approve the minutes dated March 23, 2016; seconded by Mr. Nicini. Motion carried by the assenting voice vote of all board members present, with the exception of Ms. Stroemel and Ms. Sytnik who abstained.

OLD BUSINESS

AD ENERGY, LLC
BLOCK 73; LOTS 16
PC -16-001

Appearing before the board was Ms. Rhonda Feld, attorney, Mr. James Tyson, engineer.

Ms. Feld states this is a continuance of the meeting of March 23, 2016, at which hearing this application the Planning Board had requested additional information regarding the solar panel installation, specifically any glare issues from the solar panels and snow accumulation on the roof.

Mr. Tyson is still under oath from previous meeting. Mr. Tyson reviews the glare analysis report. (Exhibit A-11) The report was developed by Sandi National Laboratories. The study had Mr. Tyson identify the particular roof and points along the road along with the elevation of the panels. The tool calculates any glare reflected. The conclusion of the analysis of the panels on Roof B (automated car wash section) was the panels on Roof B do not reflect glare downward on either Whitehorse or Burnt Mill Road.

Ms. Walters asks Mr. Tyson if there is an issue of glare at the 5th point on White Horse Road (not shown in analysis). Mr. Tyson testifies that there is no glare from the bridge itself because you cannot see the roof from the bridge on Whitehorse Road

Mr. Tyson states the panels on Roof A (the bay section) may cause minor glare for southbound drivers on Whitehorse road from the period of 4:30 to 5:30 pm during a few months a year. In particular, drivers turning left from 4th Street onto Whitehorse Road may experience occasional glare during the spring and autumn months during this time, depending on the height and foliage of the trees behind the carwash.

Mr. Murray is concerned that the trees that Mr. Tyson is referring to as a barrier are deciduous and in the winter months will not provide a barrier.

Mr. Tyson states that the applicant will reduce the tilt angle on the Roof A design so that the panels remain below the parapet level in order to ensure that all reflected glare which has a downward component is intercepted by the parapet wall and thus will not leave the roof area.

Mr. Tyson states that the program used is standard in the solar community.

Mr. Tyson reviews his analysis of snow loads transferred to Bay Walls (exhibit a-12). He testifies that snow will not land on the roof but will land on the solar panels. The snow will not go underneath the panels so there will not be double the volume.

Mr. Darji states that a condition of approval should be that the panels must be removed after not being in use for a year. Ms. Walters states the code defines abandonment as not being used for a year or more, so upon abandonment the code requires they be removed and everything be restored to it's original condition or as close as possible.

Mr. Fanelli opens the meeting up to the public. Seeing no public comments Mr. Nicini motions to close public portion, seconded by Ms. Stroemel.

Mr. Nicini motions to grant approval for a minor site plan waiver for the property located at 18 W. White Horse Road, Block 73; Lot 6 for the installation of solar panels on the roof with the following stipulations/conditions:

1. The applicant shall comply with the Board Engineer's review letter dated March 2, 2016.
2. The applicant has agreed to comply with the Township Ordinance regarding abandonment and removal of solar energy systems.

Seconded by Mr. Rashatwar, motion carries with the following roll call vote.

AYES: Mr. Murray, Mr. Rashatwar, Mr. Waters, Mr. Nicini, Mr. Vandegrift, MS. Sytnik, Ms. Stroemel, Mr. Fanelli

NAYS: None

There being no further business before the board, Mr. Fanelli adjourned the meeting.

Wendy Flite, Secretary