

Florence, New Jersey 08518-2323  
October 5, 2015

The Regular meeting of the Florence Township Board of Adjustment was held on the above date at the Municipal Complex, 711 Broad Street, Florence, NJ. Chairman Zekas called the meeting to order at 7:30 p.m. followed by a salute to the flag.

Secretary Buddenbaum then read the following statement: "I would like to announce that this meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice has been provided to the official newspapers and posted in the main hall of the Municipal Complex."

Upon roll call the following members were found to be present:

Brett Buddenbaum	William Bott
Lou Sovak	B. Michael Zekas
Larry Lutz	Anant Patel
Joseph Cartier	Anthony Drangula

ABSENT: None

Also Present: Solicitor David Frank  
Engineer Anthony LaRosa

Excused: Planner Barbara Fegley

#### APPLICATIONS

- A. Application ZB#2015-13 for Trinity Solar. Applicant is requesting a variance for side yard setback to permit installation of ground-mounted solar panels on property located at 2029 Old York Road, Florence Township Block 171.01, Lot 10.

Richard Stone of Stone Mandia, L.L.C., representing the applicant came forward. He noted he received the report from Engineer LaRosa dated July 15, 2015. With him this evening were the property owners and two representatives from Trinity Solar; the designer and the electrical expert. He usually has the designer explain the project. There was a modification made to the location of the array. He sent a package to the board. He marked a copy of it as an exhibit. He also had the designer take an aerial shot of the location so the board would have an idea of the location of the solar array and what would be around it. Solicitor Frank labeled the revised plan Exhibit A-1 and the aerial view Exhibit A-2.

At this time Solicitor Frank swore in Kevin Kura and Peter Cleveland of Trinity Solar. Mr. Stone said it is a very straightforward application. It is a residential array. It will be placed toward the back of the property about 850' in depth and 100' wide. In the initial

submission the array abutted one of the side lines. That would have required a variance for a 6' setback where 50' was required. Mr. Cleveland adjusted it to minimize this by locating it more centered on the property. Mr. Cleveland said he ran the production numbers and was able to maximize the side yard setbacks without impeding the production of the panels. It made sense for the property owners and for the 50' required setback.

Mr. Stone said he always brings an electrician because there is always someone interested in solar unrelated to the application. He invited any questions as a learning exercise. The board thanked him.

Mr. Stone asked Mr. Cleveland his full name and in what capacity he was employed by Trinity Solar. Mr. Cleveland said he is a design manager and has been with Trinity Solar for four years. Mr. Stone asked what his responsibilities are. Mr. Cleveland said he oversees the day-to-day designs for commercial and residential solar, specifically with a focus on ground mounts. He has a construction background and anything design related falls under his day-to-day responsibilities. Mr. Stone asked if he was familiar with the application and the site. He asked if Exhibit A-1 was a revised plan that was prepared by Mr. Cleveland. Mr. Cleveland confirmed this. Mr. Stone asked if in preparing the plan, was it necessary to examine the block and lot in question. Mr. Cleveland said it was. Mr. Stone asked Mr. Cleveland about the site. Mr. Cleveland said there is a major tree line at the back portion of the property. There are some smaller tree lines that weren't depicted but they can be seen in the aerial photographs. It is an open field. Mr. Stone asked if Mr. Cleveland visited the site that day. He said he had. Mr. Stone asked if he was able to examine the south and the north. He said he was able to. Mr. Stone brought Mr. Cleveland's attention to Exhibit A-2 and asked how Mr. Cleveland obtained the photo. Mr. Cleveland explained he got it from Google Maps. He noted there was a marker on the photo of the location of the property indicating the site of the array. He said there were fields to the north and south of the site and there are no neighboring homes directly adjacent to the location. The property is 850' deep. Mr. Stone asked of the array would be seen from the road. Mr. Cleveland said definitely not.

Mr. Stone asked Mr. Cleveland to describe what is proposed for the site. Mr. Cleveland said what is proposed is a 475 Kilowatt ground mount. It will be roughly a little over 2' off the ground. It would not exceed a height of 10'. The array is about 16' deep and 48' wide. The array will directly feed the customer's residence. It will be interconnected according to metering laws and will cover about 95% of the resident's usage. Mr. Stone asked for him to describe the benefit to the grid. Mr. Cleveland said it is green energy. It meets the net metering laws and New Jersey Clean Energy statutes.

Mr. Stone asked about the two side yard setbacks. Mr. Cleveland said what is being proposed is about 37' 3" from the shorter side. The larger side is just under 45'. Mr. Stone asked if the property was 100' in width leaving no way to place the array. Mr. Cleveland confirmed this. Mr. Stone asked if the previous survey submitted tried to satisfy the requirements for one side. Mr. Cleveland confirmed this and said he tried to keep it oriented as far south as possible. He felt looking at this as a whole, given the

setback requirements, and running the production numbers, it seemed to make the most sense. It also gives the customer access to the area behind the array. There is full utilization of the entire property.

Member Buddenbaum asked if there would be a 1" PVC conduit to the house. Mr. Stone directed the question to the electrician. Mr. Kura said there would be a conduit run underground to the house to tie into the main service panel. Member Buddenbaum asked if the inverter would be inside the house. Mr. Kura said it is usually mounted by the array to keep everything as efficient as possible. Member Buddenbaum asked what voltage goes to the house. Mr. Kura said the voltage is 240, the array is being wired almost as an appliance.

Member Bott asked where it would be connected to the grid. Mr. Kura said it would be right to the main circuit panel. It will tie in to the main feeders inside the electric panel of the house. Member Sovak asked the size of the house. The homeowner said it is a little over 900 square feet. At this time Robert Stiles, the homeowner, was sworn in by Solicitor Frank. Member Patel said it seemed like a lot of electricity for a house that size. He asked if the heat and hot water heater were electric. Mr. Stiles said it is oil heat. Mr. Kura said he can't really comment on what the electric is being used for. However, the utility company would not allow a system that produces more than the homeowner had used in the last twelve months.

Mr. Stone referenced Engineer LaRosa's report of July 15. The concerns raised were addressed and there was a subsequent report from the engineer dated September 28. He asked Mr. Cleveland to discuss the points raised. Mr. Cleveland said the solar array is in accordance with the Township's ordinance. Mr. Stone said the height is not to exceed 10'. Mr. Cleveland said it complies. There is no grading work to be done.

Engineer LaRosa asked about the foundation for the panels themselves. Mr. Cleveland said it is a racking system that is manufactured and engineered by Unirack. It is a tubular design and it rests on footings. The engineer will provide the required footings for the project. There is no impervious coverage being added. Member Buddenbaum questioned pouring the footings and how it would not add impervious coverage. Mr. Cleveland said they are 12" in diameter. He explained the design of the array footings.

It was the Motion of Lutz, seconded by Buddenbaum to open the meeting to the public regarding Application ZB#2015-13. All ayes.

Seeing no one wishing to be heard, it was the Motion of Lutz, seconded by Bott to close the public hearing. All ayes.

Chairman Zekas asked about the placement of the array. He asked if it was placed as far as possible to the rear of the property to disrupt as little as possible. Mr. Stone said that was the case and also there were trees that would have affected the productivity of the panels.

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Engineer LaRosa said this is an existing undersized lot. The lot width should be 200' and it is 100'. If the lot was in conformance there probably would be no issues.

Solicitor Frank said it is a classic C-1 hardship variance. As far as negative criteria, the Master Plan does provide for renewable energy. It is set back so that the neighbors really won't see it so there would be a minimal negative impact on them. It is inherently beneficial.

Member Bott asked who would service the array. Mr. Stone said Trinity would take care of any problems and provide any required service.

It was the Motion of Lutz, seconded by Buddenbaum to approve Application ZB#2015-13.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Lutz, Patel, Sovak, Zekas, Cartier

NOES: None

ABSENT: None

#### RESOLUTIONS

A. Resolution ZB-2015-18 granting the application of Maricruz Calderon for variances for a front yard setback, side yard setback and impervious lot coverage to permit construction of a handicap ramp on property located at 315 West Fourth Street. Block 38, Lot 9.02.

It was the Motion of Bott, seconded by Lutz to approve Resolution ZB-2015-18.

Upon roll call the Board voted as follows:

YEAS: Bott, Buddenbaum, Patel, Lutz, Sovak, Zekas, Cartier

NOES: None

ABSENT: None

#### MINUTES

Motion of Lutz, seconded by Buddenbaum to approve the minutes of the September 3, 2015 regular meeting as submitted. All ayes.

#### CORRESPONDENCE

A. Letter from Burlington County Planning Board dated September 10, 2015 regarding LB Solar, Block 165.01, Lot 4.02.

It was the Motion of Bott, seconded by Lutz to receive and file with the application. All ayes.

#### OTHER BUSINESS

#### PUBLIC COMMENTS

48.

Motion of Lutz seconded by Buddenbaum to adjourn the meeting at 7:59 p.m. Motion unanimously approved by all members present.

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Brett Buddenbaum, Secretary

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