

Engineering Departments have provided comments. There are no issues with either memo and the revisions to the plans will be made.

Mr. Boccino, 20 Grove Street, was sworn in. Mr. Boccino is the principal planner for land acquisition. Mr. Boccino referenced an aerial photograph and a colored rendering. The property is located within the Sourland Mountain Preserve. The intended use of the property is passive recreation. It will likely be farmed for a brief period of time following closing and then will remain passive recreation consistent with the rest of the preserve. The aerial photograph was marked as Exhibit A-1 and the colored rendering was marked as Exhibit A-2. Mr. Boccino identified the location of the lots on Exhibit A-2. The total existing acreage is 148.73 acres of which Carrier will retain 22.449 acres. The balance of 122 acres will be acquired by the County.

Chairman Some asked about the County's plans for Route 601 in the area of Carrier Clinic. When Carrier met with the Township there was discussion about the bend in the road and the traffic issues. Mr. Robertson said he was not aware of any discussions pertaining to road improvements on Route 601.

Peter Henry, Esquire said Carrier would provide the necessary dedications and if the County was going to do improvements Carrier would be ready to participate.

Chairman Some said the bend in the road is a problem and is a concern to the Township. Discussions should start to take place between the Township, County and Carrier.

Chairman Some opened the meeting to the public. There being no public comment, a motion to close the public hearing was carried unanimously.

A motion to approve the submission waivers and the application was made by Vice Chairman Matthews, which was seconded by Mr. Conforti. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Matthews, E. Willson and Some

Nays: None

B. Case PB-06-12

Applicant: County of Somerset

Block 2001 Lots 1, 2, 3 & 4

Submission Waivers and Minor Subdivision

Expiration Date – 45 Days After Submission Waivers Are Granted

Affidavit of Notification and Publication Not Required

Mr. T. Wilson stepped down.

Mr. Robertson and Mr. Boccino represented the applicant. This application is part of a lot line adjustment in order for the County to acquire approximately 256 total acres from Carrier Clinic for open space. This property is located to the north of East Mountain Road. Lots 1, 2, 3 and 4 total about 94.61 acres. Carrier will retain 64.196 acres and 27.859 will be acquired by the County. There is right-of-way dedication of a little more than 2.5 acres. Mr. Robertson referenced Exhibits A-1 and A-2 that were marked in the previous application. The lot line of existing Lot 1 will be slightly adjusted to the west to create the parcel that will be sold to the County. The balance of Lot 1 will be merged with existing Lots 2, 3 & 4 to create new Lot 2. Existing Lot 5 consisting of approximately 25 acres will be conveyed to the County as is. Comments from the Planning and Engineering Departments have been submitted. The applicant will make the necessary changes to the plans.

Mr. Boccino, 20 Grove Street, was sworn in. Mr. Boccino is employed by the Somerset County Engineering Department. The property is located north and east of East Mountain Road and Route 601. The purpose of the acquisition is for open space acquisition and incorporation into the Sourland Mountain Preserve. The larger piece to be retained by Carrier Clinic is designed to be consistent with the Planned Behavioral Health Complex ordinance.

Mr. Robertson said that they will address the comments contained the memorandum issued by the Township Engineering and Planning Department. The County will work with the Township regarding improvements to the intersection of Route 601 and East Mountain Road.

Chairman Some opened the meeting to the public. There being no public comment, a motion to close the public hearing was carried unanimously.

A motion to approve the submission waivers and the application was made by Vice Chairman Matthews, which was seconded by Ms. Davis. This was carried on the following roll call vote:

Ayes: Conforti, Davis, DeRochi, Dyer, Matthews, E. Willson and Some

Nays: None

Mr. T. Wilson returned to the meeting.

C. Applicant: Somerset County Improvement Authority
Block 19001 Lot 12
Capital Review of Solar Panels at Montgomery Lower Middle School

Chairman Some stepped down.

Michael Beck, Esquire appeared on behalf of Power Partners MasTec, LLC for a joint application with Somerset County Improvement Authority and Montgomery Board of Education. The proposal is to locate two carport solar canopies along existing parking lots in the west and southeast of the school building. Adjacent to each of the carport canopies is a fenced concrete pad for the inverters. This is not intended to be a commercial solar facility and is intended to supplement the schools. This is another D31 hearing and the Planning Board is making recommendations on the project.

Michael Thomas, 1971 Route 34, was sworn in. Mr. Thomas is with Innovative Engineering. He gave his qualifications and was accepted as a licensed professional engineer. Mr. Thomas described the Middle School site and the proposal. A plan entitled "Overall Exhibit Plan" prepared by Innovative Engineering, Inc. was marked as Exhibit A-1. The property fronts on Opossum Road but has access from Burnt Hill Road. The proposed panels are located to the rear and side of the lot. The canopies have a clearance beneath them of a little over 14'. The circulation pattern of the school is not being changed and there will be no movement of parking spaces. The structure is a truss type structure with the columns running down the middle. It has a shorter end with a clearance of 14' and a taller end with a clearance of 25'. The tilt of the panels is 10°. There are snow stoppers on the downstream ends of the canopies.

Mr. Thomas discussed the lighting. On the southeast portion of the parking area there are three larger shoebox fixtures that will be removed and LED lights will be installed underneath the canopies. The existing shoebox lights are taller and spill light in all directions. Lights that will be under the canopies will be far less intrusive. The area faces toward existing woods so there is no concern of impact on nearby residences. The eastern side of the building has no shoebox lights in the area of the proposed canopy. There are two existing lights located on the far ends of the canopies and will remain. Additional lighting will be supplemented underneath the canopy as necessary. The lights will turn on when the sun goes down and will be tied into the system. It is possible to tie them into the school system so at any times the exterior lights go on these would go on.

Mr. Thomas testified that there are two concrete inverter pads with two inverters per pad. The inverters will be 8' tall at its tallest. The inverters will be enclosed with a 6' tall chain link anti climb fence and has visual screening capabilities. The energy offset will be 23% of the total percentage on an annual basis. This system will produce approximately 380,000 kilowatt hours per year. This offsets about 581,000 pound of carbon dioxide per year. This is a net metered system. The system is designed to handle all wind speeds, including hurricane forces, and snow loads that are encountered within this region of the US.

Mr. Conforti was concerned with the 25' height of the structures. He asked if there is any screening proposed. Mr. Thomas responded that this site is suited for this because there are already heavily wooded areas in all directions.

Mr. Thomas said the savings will be about \$687,000 over the life of the 15 year contract.

Vice Chairman Matthews opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Ms. Dyer, which was seconded by Mr. T. Wilson. This was carried on the following roll call vote: Ayes (9) Nays (0) Abstentions (0)

A motion to recommend the project was made by Mr. T. Wilson, which was seconded by Ms. Dyer. This carried on the following roll call vote:

Ayes: Conforti, DeRochi, Dyer, Matthews, E. Willson and T. Wilson

Nays: None

IV. MINUTES

June 18, 2012 – Regular Meeting

A motion to approve the minutes was made by Mr. T. Wilson, which was seconded by Ms. Dyer. This was carried on the following roll call vote:

Ayes: Matthews, Conforti, Dyer, T. Wilson and DeRochi

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:30 p.m.