

**TOWNSHIP OF MORRIS
PLANNING BOARD
REGULAR MEETING MINUTES
APRIL 17, 2023**

Call to Order

The regular meeting of the Township of Morris Planning Board was called to order on Monday April 3, 2023, at 7:00 P.M. in the Municipal Building, 50 Woodland Avenue, Township of Morris, N.J. in person and via Zoom.

The Pledge of Allegiance was led by Mr. Richard Bye, Chairman

Statement of Adequate Notice: The Chairman issued the following statement:

"I hereby announce and state that adequate notice of this meeting was provided by the Secretary of this Planning Board by preparing a notice dated April 11, 2023, specifying the time, date and place of this meeting, posting such notice on the bulletin board in the Municipal Building; filing said notice with the Clerk of the Township of Morris; forwarding the notice to the Morris County Daily Record and the Morris News Bee. I hereby hand a copy of such notice to the Secretary of the Planning Board for inclusion in the minutes of this meeting, all of the above actions being in accordance with N.J.S.A. 10:4-6, et seq., Open Public Meetings Act."

Roll Call of Planning Board Members and Professionals

Members Present

Mr. Joseph Alesso
Ms. Tanya Van Order
Mr. Michael Nunn
Mr. William Ravitz, Deputy Mayor
Ms. Linda Murphy
Mr. Edward Benoit
Ms. Catherine Wilson, Township Committee
Mr. Jesse Flowers, Alternate #1
Mr. William Barrett, Alternate #2
Mr. Richard Bye

Members Absent

Mr. George Quillan

Professionals Present

Mr. Matthew Flynn, Board Attorney
Mr. Paul Phillips, Board Planner
Mr. James Slate, Board Engineer
Ms. Sonia Santiago, Board Secretary

Professionals Absent

None

Consideration of approval of minutes of the March 20, 2023 regular meeting. Ms. Wilson moved to approve the minutes seconded by Mr. Ravitz and unanimously carried.

Consideration of approval of minutes of the April 3, 2023 regular meeting. Mr. Alesso moved to approve the minutes seconded by Ms. Wilson and unanimously carried. Mr. Bye, Ms. Murphy and Mr. Nunn Abstained.

Resolutions

Consideration of the following resolutions thereby memorializing the action taken by the Board at the April 3, 2023 meeting:

PB-12-22, JCP&L c/o First Energy Corp. Site Plan
Block 8601, Lot 4, 300 Madison Avenue, OL-5 zone.

Mr. Benoit moved, seconded by Mr. Alesso and roll call as indicated that Resolution of Approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the April 3, 2023 meeting.

Roll Call (voting members)

- Mr. Ravitz YES
- Ms. Van Order YES
- Ms. Wilson YES
- Mr. Barrett YES
- Mr. Benoit YES
- Mr. Alesso YES

PB-01-23, Order of St. Benedict of NJ-St. Mary's Abbey Amended Site Plan
Block 4501, Lot 2.01, 230 Mendham Road, OSGU zone.

Mr. Alesso moved, seconded by Mr. Ravitz and roll call as indicated that Resolution of Approval, attached hereto and by reference made part of the official minutes of this meeting, be adopted, memorializing the action taken by the Planning Board at the April 3, 2023 meeting.

Roll Call (voting members)

- Mr. Ravitz YES
- Ms. Van Order YES
- Ms. Wilson YES
- Mr. Barrett YES
- Mr. Benoit YES
- Mr. Alesso YES

Public Hearings

**Certified shorthand reporter present for the following application
See transcript**

PB-09-22, Solar Landscape, LLC Site Plan / Variance
Block 10104, Lot 1, 307 East Hanover Avenue, I-21 zone.

Applicant proposes to install roof-mounted solar panels along with associated equipment pad and transformer.

Proof of publication and affidavit of service filed and approved by the Board attorney.

Ms. Donna Jennings, attorney for the applicant, entered her appearance and presented the application to the Board.

The following professionals sworn in by Board attorney appeared to be heard.

Kevin Shelly, Professional Engineer
John Taikina, Professional Planner
James Slate, Township Engineer
Paul Phillips, Township Planner

The following exhibits were submitted during testimony.

A-1 Aerial Photograph dated 4-14-23
A-2 Colored Rendering of Site Plan
A-3 Figure 3 – Typical Configuration handout
A-4 Location of Transformer and rack for the electrical equipment

Summary of Testimony – Kevin Shelly, P.E.

Mr. Shelly stated that the proposal is to install roof mounted solar panels as part of the State Community Solar Program and associated ground mounted equipment. The panels extend nine inches above the roof line of existing buildings and they will be located 6 feet from the edge of roof to provide clear walking clearance around the roof.

He further stated that the Community Solar Program provides equal access to renters, homeowners and business. The power generated by this project will be sold to residents of the Township of Morris and surrounding Municipalities at a 21% discount from their current electrical rate and at least 51% of the power produced by this facility will be distributed to homes of low and moderate-income households. Solar Landscape is very active in the State Community Solar Program they have completed approximately 40 projects and they have about 100 in the works around the State. He proceeded to review the exhibits submitted and the variances being requested with the Board. A discussion was carried regarding the additional poles to be installed along Hanover Avenue among the Board members and the applicant's professionals.

The meeting was opened to the public for questions of the witness; no one appeared to be heard.
Public portion closed at 7:42 pm.

Summary of testimony – John Taikina, Professional Planner

Mr. Taikina testified with regard to the variances being requested and in his opinion the variances will have no impact to the public good and or the zoning ordinance. The benefits of the project meet the c2 positive criteria. The surrounding area is industrial and we don't believe that the solar panels will have a negative impact to the surrounding areas. He proceeded to review the zoning ordinance and the master plan with regard to the solar energy facilities. The applicant has done their best to minimize any potential negative impact.

The meeting was opened to the public for questions of the witness; no one appeared to be heard.
Public portion closed at 7:52 pm.

A discussion was carried among the Board members regarding the variances being requested.

The meeting was opened to the public for comments; no one appeared to be heard.

Public portion closed at 7:57 pm.

Mr. Alesso moved, seconded by Ms. Wilson that approval be granted to the application of Solar Landscape, LLC thereby permitting the installation of roof mounted solar panels on Block 10104, Lot 1 with conditions stipulated and that the Board Attorney be authorized to prepare a formal resolution

memorializing action taken by the Board, same to be presented for consideration at the May 2023 Board meeting.

Roll Call (voting members)

Mr. Nunn	YES
Mr. Ravitz	YES
Ms. Wilson	YES
Ms. Van Order	YES
Mr. Benoit	YES
Mr. Flowers	YES
Mr. Alesso	YES
Ms. Murphy	YES
Mr. Bye	YES

9 Ayes 0 Nays 0 Abstain, application approved.

Other Matters

- Legislative Committee Report (if any) none to be heard

Public Commentary

The meeting was opened to the public for any questions or comments not related to any application; no one appeared to be heard.

Closed Session (if any) None

Adjournment

With no further business for consideration by the Township of Morris Planning Board, on motion duly made seconded and unanimously carried the meeting was adjourned at 8:00 P.M.

Respectfully submitted,



Sonia Santiago, Secretary
Township of Morris Planning Board
Approved: May 15, 2023