

MINUTES OF THE MONTAGUE TOWNSHIP LAND USE BOARD RE-ORGANIZATION MEETING AND REGULAR MEETING HELD JANUARY 14, 2021

Open public meeting statement: The meeting was called to Order by the Board Secretary, Sharon M. Yarosz, and a statement was made that the meeting was duly advertised and met all of the requirements of the Open Public Meetings Act. Those present were: Jody Case Kennedy, James Ledonne, John Soracco, Katherine Snyder, Joseph Cooper, Nina Fradl, Glenn Barbagallo, William Haggerty, the board attorney, and Thomas Knutelsky, the board engineer.

Those absent were: Richard Innella, Fred Merusi (excused), Brian Leeper (excused), and Glen Plotsky (excused).

FLAG SALUTE

REORGANIZATION SESSION:

Chairperson: Nominations were opened for the position of Chairperson. A nomination was made by Ms. Kennedy and seconded by Mrs. Snyder to nominate Glenn Barbagallo as the Chairman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Glenn Barbagallo for Chairman: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, abstain. The Motion was carried. Glenn Barbagallo is the 2021 Land Use Board Chairman.

Vice Chairperson: Nominations were opened for the position of Vice Chairperson. A nomination was made by Mrs. Snyder and seconded by Mr. Soracco to nominate Jody Case Kennedy as the Vice Chairwoman of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Jody Case Kennedy for Vice Chairwoman: Ms. Kennedy, abstain; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried. Jody Case Kennedy is the 2021 Land Use Board Vice Chairwoman.

Board Secretary: Nominations were opened for the position of Board Secretary. A nomination was made by Mr. Barbagallo and seconded by Mrs. Snyder to appoint Sharon M. Yarosz as the Secretary of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Sharon M. Yarosz for Board Secretary: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried. Sharon M. Yarosz is the 2021 Land Use Board Secretary.

Board Attorney: Nominations were opened for the position of Board Attorney. A nomination was made by Mr. Barbagallo and seconded by Ms. Kennedy to appoint William Haggerty of the firm Dolan & Dolan as the Attorney of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for William Haggerty of the firm Dolan & Dolan for Board Attorney: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. William Haggerty of the firm Dolan & Dolan is the 2021 Land Use Board Attorney. Mr. Haggerty joined the meeting.

Board Engineer: Nominations were opened for the position of Board Engineer. A nomination was made by Mr. Barbagallo and seconded by Mr. Soracco to nominate Thomas Knutelsky of the firm of Harold E. Pellow & Associates, Inc. as the Engineer of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. for Board Engineer: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried. Thomas Knutelsky of the firm Harold E. Pellow & Associates, Inc. is the 2021 Land Use Board Engineer.

REORGANIZATION SESSION CONT.:

Board Planner: Nominations were opened for the position of Board Planner. A nomination was made by Mr. Barbagallo and seconded by Mr. Soracco to nominate Harold Pellow of the firm Harold E. Pellow & Associates, Inc. as the Planner of the Land Use Board. There were no further nominations. The nominations were closed. Roll Call was taken for Harold Pellow of the firm Harold E. Pellow & Associates, Inc. for Board Planner: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried. Harold Pellow of the firm Harold E. Pellow & Associates, Inc. is the 2021 Land Use Board Planner.

Site Plan/Subdivision Review Committee: The Chairman, Mr. Barbagallo, appointed himself, Mr. Cooper and Ms. Kennedy to the Site Plan/Subdivision Review Committee.

Voucher Review Committee: The Chairman, Mr. Barbagallo, appointed Mrs. Snyder to the Voucher Review Committee.

Designation of Official Primary and Secondary Newspaper: A Motion was made by Mr. Barbagallo and seconded by Mrs. Snyder to declare the New Jersey Herald and the New Jersey Sunday Herald as the official primary and secondary newspaper for the Land Use Board. Roll Call: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried. The New Jersey Herald and the New Jersey Sunday Herald are the official primary and secondary newspapers for the Land Use Board for the year 2021.

Designation of time, date and place of meeting: A Motion was made by Mr. Barbagallo and seconded by Ms. Kennedy to designate the second Thursday of each and every month for meetings of the Land Use Board. Said meetings will be held at the Montague Township Municipal Building, 277 Clove Road, Montague, New Jersey and will begin at 7:00 p.m. Roll Call: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried.

REGULAR SESSION:

MINUTES:

There were no minutes prepared to approve.

RESOLUTIONS

Richard and Jane Innella – LUB 20-04 – Block 7, Lot 37.01 – 241 Clove Road – Minor Subdivision:

The Resolution was reviewed. A Motion was made by Mrs. Snyder and seconded by Ms. Kennedy to approve the Resolution for Richard and Jane Innella for a Minor Subdivision. Roll Call: Ms. Kennedy, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried.

NEW APPLICATIONS:

Ponky, LLC – LUB 20-05 – Block 18.55, Lot 65 – 342 Lake Shore South – “D” Variance

A letter was received from the applicant’s attorney requesting that this matter to carried to the February 11, 2021 Land use Board meeting without further notice.

A Motion was made by Ms. Kennedy and seconded by Mr. Soracco to carry this matter to the February 11, 2021 Land Use Board meeting without further notice. If the meeting is done virtually, the notice will be posted on the township website and door of the municipal building. Roll Call: Ms. Kennedy, yes; Mr. Ledonne, yes; Mr. Soracco, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried.

CONCEPT APPLICATION:

Parallel Products – Block 2, Lot 4 and Block 2, Lot 3 – Solar Project:

Appearing before the board was Phil Cavallo. He is before the board for a Solar Project on Block, 2 Lots 3 and 4. They are applying for a Community Solar Project to the State of New Jersey for a Clean Energy Center. As part of applying for Community Solar, they are being requested to ask the Township to participate in terms of a letter of support. As part of a community solar project, they ask for power and that power is sold to the community for 20% off of retail. Therefore, anyone in the community can purchase the power. If they had the support from the township for the purpose of doing this, they would submit this letter of support as part of their application. The likelihood of them being awarded for the project would be enhanced if they had the support of the township. The letter should state if they would pass all of the hurdles for permitting in the township, the township would be supportive of a project like this.

Mr. Cavallo indicated that this is a pilot program. It is in the second year. There were no contracts awarded in the Orange and Rockland Territory because there were no applications submitted. This does not give them final approval to do it, such as municipal approval. It also does not give them interconnection approval which they will need to work with Orange and Rockland to get approval. This first approval would say as part of round 2, they would have an allocation should they get everything else approved.

Mr. Cavallo indicated that this community solar is new to New Jersey, but it is not new to the country. It is in approximately 31 States at the present time. It is becoming a broader and broader program because not everyone can put solar on their homes. The main focus for New Jersey is low and moderate income homes. Every project has to has a focus on this. Part of the project gets sold to low and moderate income communities. They can sell to anyone who is in Orange and Rockland Territory in New Jersey, but the goal is to keep as much as they can in Montague. They are proposing 3 megawatts which will support about 100 to 150 households for every megawatt. Therefore, they will have approximately 400 to 500 households who would be eligible to buy power and save 20% on their electricity bill. The solar can only be sold in New Jersey who is in the Orange and Rockland territory. They cannot go into the JCP&L territory.

Their intension is the lease the subject property. This project is on Route 23 and will not be seen from the road.

Mr. Haggerty indicated to the board that they would sending a letter from the Land Use Board that they will support this project conceptually subject to any Site Plan and Use Variance Approval and any other approvals that might be required. Mr. Cavallo agreed. Mr. Haggerty indicated that this is not binding upon the board. The board agreed to have Mr. Haggerty write the letter.

CONCEPT APPLICATION:

Parallel Products – Block 2, Lot 4 and Block 2, Lot 3 – Solar Project:

Mr. Knutelsky indicated that to install this project will be clearing a lot of trees. He indicated that the solar energy projects are looked at differently when it comes to drainage. He does have concerns when the site plan comes with the environmental constraints that will have to be addressed. He feels in the letter it should state there are hurdles that need to be addressed and a letter of consent by no means is an approval of the project. Mr. Haggerty indicated that the letter will state it will be subject to all the site plan requirements.

A question was asked if they looked into any other properties in the township in order to be in the JCP&L territory. Mr. Cavallo indicated that the JCP&L area is very competitive. He also indicated that JCP&L is looking for blighted properties.

VOUCHERS

The vouchers were reviewed. A Motion was made by Mrs. Snyder and seconded by Mr. Soracco to approve the vouchers on the bills list attached hereto and made a part hereof. Roll Call: Ms. Kennedy, yes; Mr. Ledonne, yes; Mrs. Snyder, yes; Mr. Cooper, yes; Mr. Soracco, yes; Ms. Fradl, yes; and Mr. Barbagallo, yes. The Motion was carried.

CORRESPONDENCE

The correspondence was reviewed. No formal action was taken.

PUBLIC PARTICIPATION:

The meeting was opened to the public. There being no public participation, this meeting was closed to the public.

AJOURN

Having no further business, a Motion was made by Mr. Soracco and seconded by Ms. Fradl to adjourn the meeting. All were in favor. The Meeting was adjourned.

Minutes prepared by:

SHARON M. YAROSZ
Land Use Administrator