

MINUTES

7:30 PM

PRESENT: T. Ciacciarelli
C. Ely
D. Haywood
J. Mathieu
S. McNicol
L. Riggio
M. Syrnick
S. Harris, Alt #1
D. Pierce, Attorney

ABSENT: L. Frank
L. Voronin
K. Kocsis, Alt #2

CALL TO ORDER

The meeting was called to order by L. Riggio at 7:30 PM.

NOTIFICATION

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News on January 23, 2020, and has been posted in the Kingwood Township Municipal Building on January 23, 2020 and has been filed with the Municipal Clerk.

NEW AND PENDING MATTERS

Solar Ordinance Revision – Memos from Open Space/Ag Committees and Environmental Commission (EC)

From Open Space/Ag Committees:

The Open Space and Agricultural Committees would like to recommend that the below suggestions be considered as possible amendments to the current Solar Ordinance.

1. Inverter buildings should be required to have sound proofing.
2. A form of erosion control should be required for water running off solar panels. There is a solar project on Route 12 where there is now an erosion problem due to this cause.

From Environmental Commission:

The Environmental Commission has reviewed draft changes to the township's "Ordinance Amending Chapter 132, Zoning" subsection relating to solar and/or photovoltaic energy facilities and structures in Kingwood. The

EC recognizes the importance of solar energy generation in reducing pollution and the greenhouse gas emissions that cause climate change. Calculations made by the Environmental Commission in 2015 showed that Kingwood is a leader in sustainable energy, with large solar photovoltaic installations in Kingwood providing 197% of the municipality's residential electricity needs. This number doesn't even include the power generated by residential rooftop installations, of which there are many. The EC acknowledges that solar panels installed on roofs and over parking lots are preferred to using open land, and that appropriate revisions to the ordinance will protect and retain Kingwood's rural character.

The following are the issues discussed at our January 28, 2020 EC meeting:

1. The EC is in favor of requiring open land preservation as part of utility-scale and community solar photovoltaic installations, and of making the same ratio of developed to preserved land for projects on large (>40 acre) and small (<40 acre) properties. We are wondering if an even larger ratio of developed to preserved land (e.g. 1:1.5) was considered and if any other municipalities have similar requirements?
2. Ensure that setbacks required for other building lots also apply to solar installations. Do setbacks count in the developed or preserved land area?
3. Specify that preserved areas are in one lot or are adjacent to preserved open space. For example, we wouldn't want to encourage preservation of random small properties to make up the total acres required.
4. How would the ordinance apply to properties leased for solar development?

D. Pierce will reach out to W. Ingram to provide him with some technical guidance on the requirements to address #2 in the Open Space/Ag Committees memo.

D. Pierce reviewed the recommendations of the EC memo with the Board members. In response to a question from a Board member if the 1.5 ratio is defensible, D. Pierce responded State mitigation requires 2 to 1 ratio.

Approval of Minutes

It was moved by S. McNicol, seconded by C. Ely and carried to approve the minutes of January 9, 2020 and place on file. All members present voted **AYE** on **ROLL CALL VOTE**, except J. Mathieu, who **ABSTAINED**.

CORRESPONDENCE

GoldenBaum Baill & Associates – Block 51, Lot 12 – Flood Hazard Area Permit

PRIVILEGE OF THE FLOOR

It was requested by S. McNicol that the correspondence from GoldenBaum Baill & Associates – Block 51, Lot 12 – Flood Hazard Area Permit be forwarded to the Environmental Commission for their next meeting.

ADJOURNMENT

It was moved by J. Mathieu, seconded by S. McNicol and carried to adjourn the meeting at 7:55 PM. All members present voted **AYE**.

Respectfully submitted,

Diane Laudенbach, Secretary