

**BOROUGH OF PINE BEACH
LAND USE BOARD
REGULAR MEETING**

April 1, 2021

The Pine Beach Land Use Board held a meeting on April 1, 2021 at 7:30 PM in the Municipal Building , 599 Pennsylvania Ave. Chairwoman Patricia Wnek called the meeting to order and read the

1. Opening Statement: In compliance with the Open Meeting Law, P.L. 1975 C231, the notice of this meeting was sent to our official newspapers, the Asbury Park Press and the Star Ledger, and also posted on the bulletin board at the Pine Beach Municipal Building and the Pine Beach Post Office. The statement shall become a part of the official minutes of this meeting.
2. The Flag Salute led by Mrs. Wnek.
3. Roll Call: Present: Mayor Cuneo, Mrs. Carney, Mr. Higham, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mr. Slickers, Mrs. Wnek
Absent: Mr. Budes, Mr. Keesling

4. Approval of Minutes of January 7, 2021:

The Minutes of the January 7, 2021 meeting were approved following a motion by Mrs. Saxton and a second by Mr. Higham

There were no questions or comments from the Board concerning the minutes.

Roll Call: Yes, Mayor Cuneo, Mrs. Carney, Mr. Higham, Mrs. Lill, Mr. Pierson, Mrs. Saxton, Mrs. Wnek

Abstain, Mr. Slickers

Absent, Mr. Budes, Mr. Keesling

5. Old Business

None

6. New Business

Informational presentation by Toms River School District regarding Pine Beach Elementary School solar panel parking canopies

Attachments concerning the proposed location for the installation of a solar panel canopy at the Pine Beach Elementary School were distributed to the members of the board. Mark Wagner, Manager of Capital Projects for the Toms River Schools was present to discuss the project. Toms River Schools have solar panels on all of their schools. The referendum was passed several years ago, and all the schools will have air conditioning. Additional solar is being added to help with the expense of the air conditioning. Canopies will be used in the parking lot; the roof is not large enough to have the panels. A map was provided by Mr. Wagner for 2 structures 40' x 100' long. The minimum height will be 14.5 feet. Plows and snow removal will be able to go under the canopy. Under the plan, only three of the

school sites will not have canopies. The design team is in the process of completing the RFP and State approval is in progress. The project will start some time later on this year or next year.

Mrs. Saxton asked about the existing roof top panels, and Mr. Wagner stated that they are already installed. They are 6 or 7 years old, they are waiting for a cost analysis to see if it is economic to replace them. Perhaps they will be replaced with new greater efficient units. Mrs. Saxton asked Mr. Wagner about the dimensions of the canopy and the maximum height. Land Use board engineer Mr. Rohmeyer mentioned that the school is exempt from Borough height requirements.

Mayor Cuneo remarked that this presentation is more of an informal courtesy. The Toms River Schools are applying to the State Department of Education, and then the building department will oversee the project.

Mr. Rohmeyer commented that the New Jersey Land Use Law acknowledges that solar panels are beneficial to the environment. This is the opportunity for the Land Use Board to comment and question the project.

Mr. Higham would like to have the heights and measurements, and Mr. Wagner replied that it's still a concept now; going through the RFP process the design engineer will further design it.

Fire Chief Thomas Haskell was present had some questions regarding the height of the canopy, that 20 foot would still be lower than the roof line of the school. He asked Mr. Wagner how many columns will be incorporated to hold the panels up. Mr. Wagner replied that the columns would be placed in between the parking stalls in the center. Chief Haskell expressed his concern with the fire apparatus getting to the school. The fire company highest vehicle still falls under the 14 foot height. He wants to be sure there is clearance to swing the fire apparatus. The first canopy will be closer to the entrance school, and he is concerned that about swinging the fire apparatus through distance from the curb to the canopy. The apparatus needs at least 18 feet. Mr. Wagner stated that the columns will be in the center of the canopy, not the ends.

Mrs. Lill mentioned that Stockton University has canopies in several parking lots, and they work beautifully. She asked what is the average life span for the panels. Mr. Wagner answered that Toms River Regional was one of the first schools in New Jersey to implement the solar panels. The original installations from the 2005 projects at seven schools are still in place. They are still producing electric, but other pieces of equipment are failing. The State Department of Education looks at equipment when it exceeds 10 years of use and solar panels are recognized as that.

Chief Haskell asked Mr. Wagner about the old panels and if they meet the 2018 fire code. Mr. Wagner commented that the current panels on roof were installed in 2012 or 13 and met the code of that time. Anything new put up will meet the new code.

Mr. Rohmeyer asked if the schools are considering having electric busses. Mr. Wagner replied that the school district would need grants to get electric busses. Toms River schools have a large bus fleet and there will be phased replacement. There could be installation of a canopy at the transportation complex in the future.

Mayor Cuneo asked if there will there be charging stations and Mr. Wagner replied that yes there will be charging stations at each site. Chairperson Wnek stated that this sounds like a plan for the future. She will put together a letter concerning height and the fire company turning radius as discussed by the Land Use Board.

Mayor Cuneo asked if the air conditioning will be installed before the solar panels. Mr. Wagner stated that they are putting the projects out to bid in groups for High School South, Washington Street Elementary, and Pine Beach Elementary which were over budget and will go out to rebid.

Chairperson Wnek stated that this is a nice improvement for the students at the elementary school. Mr. Wagner replied that the School Board is trying as much as possible to have schools equally equipped. All the windows are going to be replaced, and the buildings air conditioned.

Mr. Wagner was thanked for coming to the meeting and explaining the project.

Chairperson Wnek went on to other business for the Board to be aware of. Copies of two ordinances the Council will be considering were discussed. The Stormwater management ordinance passed by the Council in 2020 is being amended because several definitions were not included in the original Stormwater Management ordinance approved by Council; a section of the model ordinance was incomplete as sent from the DEP. The Council is introducing the amendment at the April 14 meeting.

The Mayor and Council are discussing an ordinance prohibiting all cannabis businesses in town. The Mayor stated that there may be benefits of having the sales in town, but the legislation isn't in place now. The town can deny all cannabis business in town by ordinance until August, or it would have to wait 5 years to do so. We can ban the sale now, but after more information is available and the legislation can be studied Council could decide if the sales are beneficial to the town. It is only permitted in the business zone. Legislature hasn't established exactly what they are doing. Ms. Lill questioned sales of items such as rolling paper. The Mayor explained that if we allow retail sales, we can tax it in the future. Mr. Slickers asked if other towns are enacting this ordinance and if the adjacent towns are doing it. The Mayor feels that most towns are doing the ordinance because there is so much unknown. The ordinance can be amended if things get settled and look beneficial to the town. There are only a few places that a cannabis store can open in the Highway Business District and a certain distance from school. Mr. Slickers added that personal grow is not permitted now.

There was no further discussion or comments

7. Vouchers for payment

There were no vouchers for payment

8. Public Portion

There were no questions or comments from members of the public

9. Any Other Business to come before the Board

Chairperson Wnek introduced Hannah Jacobus to the board. Ms. Jacobus is the Deputy Clerk and hopes to take courses to be board recording secretary. Mrs. Saxton welcomed Hannah

Mrs. Saxton asked for a clarification of the Board membership. Mrs. Wnek is a new employee in Pine Beach Borough and she feels there may be an issue that a Class IV member cannot be an employee as stated in Article 3 of Land Use Board Procedures. She suggested that before we have any applications perhaps this should be considered. The Mayor stated that this matter will be referred to the attorney.

10. Adjournment

There was no further business to discuss and the meeting was adjourned following a motion by Mr. Higham and a second was provided by Mr. Pierson. All were in favor, and the meeting was adjourned.
