

they are not 100 percent sure the site will be cleaned up. Mr. Aimino advised that it is not in our jurisdiction. It is the NJDEP to give final improvement of the environmental issues. Chairman Saccommano noted that who else would come and lease this property at this time with all of the environmental issues, The good thing is the railroad is still viable. Maybe there is a company that would want to invest in the railroad portion.

Mr. Craig made a motion to open it to the public. Mayor Grova seconded the motion. All in Favor. Motion Carried. No one addresses the Board. Mr. Craig made a motion to close the public portion. Mayor Grova seconded the motion All in Favor. Motion carried.

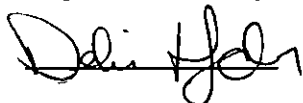
Mr. Miller made a motion to grant preliminary and final site plan approval with all of the conditions being met. Mr. Boyle seconded the motion. Roll Call Votes Ayes: Mayor Grova, Mr. Marandino, Mrs. Corwonski, Mr. Hopkins, Mr. Boyle, Mr. Miller, Mr. Craig, Mr. Saccommano. Motion carried.

Mr. James Miller speaks about affordable housing advising there will be a preliminary estimate on the Boroughs obligation. The state will give the Borough a number. The fair share housing plan will need to be completed by May. Mr. Miller recommends Tim Kernan complete the Fair Share Housing Plan because he did the last one it would be more cost effective for him to complete this one.

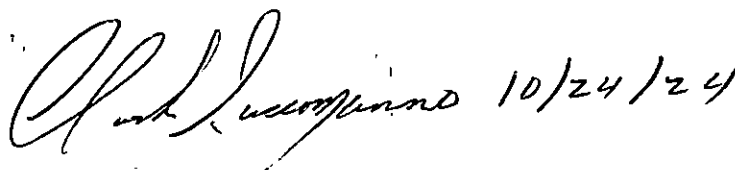
The Planning Board application review will be put on the October 24, 2024 meeting for discussion.

Mrs. Corwonski made a motion to adjourn the meeting. Mr. Miller seconded the motion. All in Favor. Motion carried.

Adjourned 9:45 pm



Debi Hyder Secretary



Frank Saccommano 10/24/24

Ms. Barb Allen gives her background as a New Jersey Licensed Planner and advises that the Solar farm is seeking site plan approval. The solar farm offers a unique opportunity to utilize an environmentally impacted site in a manner that does not generate noise. It will bring the site back into the ratables. There will not be any visual impact to the residents. She advised the application is a good use for the site.

Mr. Bellin advised that this concludes his application for the Solar Farm and asks for the board to make a decision on the application this evening. Chairman Saccommano asks why they are choosing this site when there could be easier sites. Mr. Bellin reported that they specialize in bringing these kinds of environmentally impacted sites back to use. The state likes that they take heavily impacted sites and put solar on them. Mr. Craig asks if a large concentration of solar in one area would prevent residents from getting solar on their houses. Mr. Bellin advised that this is a complete myth. Mr. Bellin advised they sell the power. They only generate power. They will be selling the power to Vineland and they decide where the power goes. They are only generators of electricity. Mr. Johnson asks why Vineland is considered a community solar array and Newfield is not. The panels are in the Borough of Newfield. Mr. Bellin advises the problem is interconnection. Atlantic City Electric does not have the infrastructure to connect. The solar farm could sell to Atlantic City Electric but they do not have the lines to connect to. It is a utility problem. Mr. Johnson asked for a financial analyst for the Solar Farm. Mr. Bellin advised the board that they could not use any financial information in making their decision. Mr. Bellin advised that the Tax assessor will be putting a number on the tax figures. Mr. Scott Miller noted that he has lived in Newfield his entire life and that he has worked on nuclear sites in the past. He reported that the town was thriving when Shieldalloy was in production, once it came out that there was contamination, they closed up business and the town has suffered. Now they took a lot of buildings down and it hit our tax rolls. Mr. Miller asks if a few extra panels could be put up to help with the town's electric bills. Mr. Bellin advises that he cannot respond to that comment. Mr. Aimino advised that you can not consider those issues when making the decision. Mayor Grova notes that the entire project is in the Borough of Newfield but Vineland will reap all of the Benefits. Mr. Bellin responded by explaining how the Solar Farm will be paying taxes. This site is in terrible condition and this is a good use of property. Shieldalloy will continue to clean up the property the state wants towns to do because it decreases the carbon footprint. This is not a negative site. The policy makers look at it as a state in whole not by town, it reduces the carbon footprint. The solar farm came in and filed an application there is no legal basis to say no and beyond that they are willing to work through any issues that will arise. The Solar farms are good neighbors. Mr. James Miller advised that he is missing the point, this was a sole economic base with potential jobs, this will not have potential employees that would help the local businesses. We understand the legal rights that you have, but understand this is not the ideal use and is not consistent with the objectives in our master plan. Mr. Bellin advises they install panels for a living; they have no control over that. Chairman Saccommano asked if they have to make a decision tonight. Mr. Aimino advised that their presentation is done and the board has to take action. Mr. Aimino advised that an application has been brought before the board, it is a permitted use it does not require any variances, they have agreed to all of our conditions. They can not get permits until they comply with all of the conditions. Mrs. Corwonski asked how can the board approve this when

Mayor Grova noted that the Solar Farm is asking for final and preliminary approvals. Mr. Aimino asks Mr. Caballero if there are any conditions of Mr. Johnson or Mr. James Miller requests that they could not comply with. Mr. Caballero advised there are not. Mr. Aimino advised that this will be stated in his resolution.

Mr. Hunt gives some background on himself, explaining that he has a degree as a geologist. He has been an environmental consultant for over 30 years. He was hired by Shieldalloy as a consultant in 2015, He was then brought in to manage the project for Shieldalloy. Mr. Hunt is the vice president of the company. He is in charge of the remediation project. This site has two components, they are the radiologic side and the superfund site side. As long as the superfund site is regulated by the Dep and EPA, it will have no impact on the solar farm. The site of the work performed for the solar farm will be decommissioned. The site was contaminated and has gone through the superfund site project. There is still an active remedial investigation, and they are still sampling the groundwater, after that is done, they will submit the study to the EPA. There are caps currently on site. They will remain in place to protect people. The site can only ever be used for an industrial site. There will be deed restrictions on the site limiting the usage of the site. Mr. Hunt explains the decommissioning plan. The slag pile has been removed from the site. There have been 120 thousand tons removed from the site. Basically, anything above the ground was removed. As for the material underground there has been a test pit program to learn what materials are under ground. The plan is to remove and ship it off site and that is why the rails spur is still in use. Mr. Hunt reported there are still a large number underground that will need to be removed. The plan is to remove it before the start of the solar farm. Mr. Boyle asks how long we have been remediating the site. Mr. Hunt reported this has been ongoing since the 1970's. Mr. Boyle asks how you can build a solar farm when you are still finding things to remediate. Mr. Hunt advised that the underground materials were known about but they have not had the requirement to remove it until now. Mr. Boyle asked when Shieldalloy will be positive there is nothing left to remediate. Mr. Hunt reported It will be done by the time the solar farm is going to be built. Mr. Boyle asked when we will be guaranteed there is nothing left. Mr. Hunt advised they are regulated by the DEP; EPA and the Bureau of Environmental Regulation; those agencies will give the final approvals once all of the testing comes back to their standards. Mr. Hunt advised they will work area by area getting approvals of the cleared site. Mr. Aimino asks if construction will start before the approvals. Mr. Bellin notes no construction will start without approval from the proper agencies. It could be a phased construction as they clear each area. Mr. Craig asks if they are granted approval to start construction it will only be on the places that are capped where there is no contamination. Mr. Hunt advised they have a license to do the remediation and decommissioning right now. The DEP and EPA would have to release those sections from the licenses. The only thing needed is an access road to go to the rail's spurs and a weigh station which they already have. The rail spur will still have access to be available. There are no environmental issues with that piece of property. The rail spur will still be in use and could be used for commercial use if someone wants to use it. Mayor Grova asked if the current stack will be removed. Mr. Hunt advised it will be removed. It is contaminated with chrome and not structurally sound.

which are the most efficient panels. The panels will be installed on balusters. There will be a maximum height of 4 feet sitting on the site tilted. There will not be any digging to disturb the area. Mr. Caballero shows on the map where the panels will be located. The balusters will not pierce the cap. There will be landscaping around the solar array. The closest house is 425 feet from the solar farm. It will not be visible from any street. If any repairs are needed to the panels, it will be done during the day. There is a small portion of the storm water drain that will be replaced by Madison Avenue. There will be no traffic after the construction of the panels. There is a fire Hydrant on the site to clean the panels. Mayor Grova advised that the Borough services the water in the area.

Mr. Hunt from Shieldalloy advised that the Borough of Newfield has metered water. Mr. Johnson asked if the fire suppression system is before the meter or after. Mr. Boyle asked what kind of water will be used at the solar field. Mr. Aimino advised that the metered water can be conditional on approval. Mr. Boyle asked how often the panels must be cleaned. Mr. Caballer advised the cleaning and water usage is very minimal. The panels are tilted and any dirt runs off with the rain.

Mr. Caballero advised they have received approval from the DEP for the reforestation plan. Mayor Grova noted that the parts of the forest are coming out of the Newfield side but noted the new planting will be on the Vineland side. Mr. Caballero advised the DEP did not have an issue with it. In regards to permits they received approval from Gloucester County planning and Preliminary approval from soil conservation Gloucester County soil wanted them to do revisions. They received Mr. Miller's report July 12<sup>th</sup> and are working with. Mr. Caballero advised they addressed all of Mr. Johnson's comments and concerns. Mr. Johnson advised an easement is needed for the water main that runs through the property. There is a 36-inch pipe that would need to be repaired. Mr. Marandino advised there are two-manholes and the water line is underneath the panels. Mr. Marandino asked who would be responsible to move the panels if that pipe needs to be repaired. Mr. Johnson reported that a video needs to be done of the inside of the pipe leading to the man-holes. They sometimes clog. Mr. Bellin noted a condition could be made to alter the design to avoid placing panels over the manhole. The Solar farm will have a lease of 25 years. There will be a decommission plan for when the 25 years are over. Mr. James Miller asked what is the usefulness of the property after the panels are removed. Mr. Miller noted that there will be a lot of foundations remaining. Mr. Bellin advised that the property will be left exactly as it was before the project. Mr. Aimino asked if a bond would be posted. Mr. Bellin advised a bond can be posted. Mr. Johnson could establish the bond amount. Mayor Grova asked when the project will be started. Mr. Bellin advised the first quarter of 2025.

Chairman Saccommano asked if he would explain the current state of the Shieldalloy property. Mr. Hopkins asked what the safety record of this kind of business is and if they have ever caught fire or been hit by lightning. Mr. Bellin reported that he has never heard of anything like that happening. There is no record of that. Mr. Johnson asks if the plans could be configured to allow for a more industrial use. Mr. Caballero noted with all of the other requirements the design has many constraints.

There is a 5-minute recess, Meeting resumes at 8:30pm

horses as well. Mayor Grova advised that Mr. Pustizzi doesn't have enough land and that is why he is asking for the change in use.

Mr. Aimino swore in Mr. Rigolizzo to give testimony regarding amending the Site Plan approval, requesting an extension of a subdivision, and final plat consideration for the Rosewood development. Mr. Aimino explained that Mr. Rigolizzo hired a new engineering firm to do the exact plans so they could be approved. Mr. Johnson advised there was a small discrepancy but that issue has been resolved and can be signed. Mr. Aimino advised that Mr. Rigolizzo is looking for an extension of the subdivision to allow the outside entities time to approve it. The extension would be for one year. Mr. Craig made a motion to approve the requests. Mr. Boyle seconded the motion. Roll call vote: Ayes: Chairman Saccommano, Mr. Craig, Mr. Miller, Mr. Boyle, Mr. Hopkins, Mrs. Corwonski, Mr. Marandino, Mayor Grova. Motion Carried.

Mr. Bellin the attorney for Vineland Solar Farm advised that they would be giving a presentation tonight regarding the Solar Farm. Mr. Aimino swore in the witness that would be giving testimony.

Roger Ferguson: President of Penn Jersey Consultants,  
Barbara Ehlen: Licensed professional planner  
John Hunt: Vice President for Shieldalloy  
Edwin Caballero: Engineer from Colliers Engineering and design

Mr. Bellin advised that Mr. Caballero would be his first witness. Mr. Caballero marked the handouts

A-1: is a rendering of the site and landscaping plan sheet #12,28

A-2: Is the upland planting area overlay Sheet # 3

A-3: is the upland impact area sheet # 4

A-4: is the Reforestation Plan Sheet # 2

Mr. Aimino asked Mr. Bellin if he wanted to qualify Mr. Caballero as an expert. Mr. Bellin advised he would. Mr. Caballero gave some background of his qualifications. Mr. Bellin asked if the Planning board excepted Mr. Caballero's qualifications. Chairman Saccommano advised them to accept.

Mr. Caballero reported that a portion of the Solar farm will be in Newfield Block 1002 Lot 1,4 and a portion is located in the City of Vineland. The improvements will be in the Borough of Newfield. There are 64.92 Acres located in Newfield and 4.7 Acres are in Vineland. The property is currently a Super Fund Site and located in a LI industrial zone. The existing paved driveway transitions to a gravel drive and it runs around the perimeter solar array. The site has two existing storm basins and there is an existing office building and three other buildings will remain, all other buildings have been removed leaving the foundation. There is a fence that runs around the site and any section of fence lower than 6 feet will be raised to 7 feet. There will be 29,958 panels,

Borough of Newfield Planning/Zoning  
Board Minutes  
September 26,2024  
7:00PM

Newfield Borough Planning/Zoning Board held their monthly meeting Thursday September 26,2024 at 7: 00 pm at the Newfield Municipal building located at 18 Catawba Avenue, Newfield NJ 08344

Chairman Saccomanno called the meeting to order with a Flag Salute. This meeting was held in full compliance with the Open Public Meeting Law. PL 1975, Chapter 231.

Call of the Roll:

Members Present: Chairman Saccomanno, Mayor Grova, Mr. Craig, Mr. Miller, Mr. Marandino, Mr. Hopkins, Mrs. Corwonski, Mr. Boyle

Absent: Mr. Ricci, Mr. Moratelli

Also present, Solicitor Aimino, and Engineer, Wayne Johnson.

Mrs. Corwonski made a motion to approve the minutes of July 25,2024. Mr. Hopkins seconded the motion. Roll call vote: Ayes: Chairman Saccomanno, Mr. Marandino, Mr. Hopkins, Mrs. Corwonski, Mr. Miller, Mr. Craig, Mr. Boyle.

Abstain: None

Solicitor Aimino swore in Planner James Miller and Engineer Wayne Johnson to give testimony regarding their recommendations on the farmland preservation for Mr. Pustizzi's property at Block 700 Lot 25.

Mr. Miller gave a brief description of his background and qualifications. Mr. Miller advised he was asked to look into how the Borough could comply with the recommendation of the State of New Jersey Agriculture department. Mr. Pustizzi has applied for farmland preservation but our zoning ordinance does not allow for raising or keeping livestock including horses. Mr. Miller came up with a draft of changes that could be made. Mr. Miller advised at first, he tried to see if the Agricultural department would expect only the equine use but they insisted it be broader. Mr. Miller created the Conditional use standards draft to have a minimum of 5 acres with a 50-foot buffer. It will comply with the agricultural practice by state administrative code. By adopting through reference, we will not have to update ours. This will allow the borough to apply those conditions of an equine facility. Mr. Miller advised for the other livestock the standards are similar minimum lot size will be 80 acres with a 100-foot buffer. This is a general number farmers use. Mr. Miller advised the next step would go to the governing body for review. Then it would come back to the board for a formal review. Once approved, it will go back to the governing body for adoption. Mr. Boyle asked if the AMP had guidelines on the number of animals per acre. Mr. Miller advised they do. Solicitor Aimino asked if this can apply to only land that is farmland preserved. Mr. Miller believes the regulation had to have been in place beforehand. Mr. Miller advised he would look into that question. Mr. Miller advised he would look into the number of