

March 23, 2010
Keyport, New Jersey

The Special Joint meeting of the Borough Council and Keyport Unified Planning Board which was called to order at 7:00 PM in the Council Chambers at Borough Hall, 70 West Front Street, Keyport, NJ, called to order by Mayor Bergen, the Sunshine Law Notice was read followed by the Flag Salute.

ROLL CALL: KEYPORT UNIFIED PLANNING BOARD

Present: Mayor Robert Bergen, Kevin Graham, Mark Sessa, Richard Hassmiller, John J. Kovacs, Juan Carlos Oviedo, Devin Daly, Joseph Vecchio, Claudia DeGracia, Gregory Tomczak Marc Leckstein, Donald Norbut and Stan Slaetka

Absent: Anthony Neibert

ROLL CALL: KEYPORT BOROUGH COUNCIL

Present: Mayor Bergen, John Kovacs, Joseph Sheridan, Christian Bolte, Susie Sefcik, Kenneth McPeck

Absent:

Marc Leckstein swore in new members Claudia DeGracia, Alternate I Member and Gregory Tomczak, Alternate II Member.

Mayor Bergen gives a brief introduction regarding the Aeromarine Site and the proposed solar panel field.

The plan was presented to the KUPB who referred it to Council for approval.

Gordon Litwin, Esq, Counsel for Redevelopment speaks about the amendment done in 2005 and the area in need of redevelopment. Nothing has been done on the site for five years and Keyport was approached by Axio Power to develop the site. Questions that have risen are is solar necessary? Is it consistent with the Master Plan?

Bruce Rydel, CME Associates, sworn in by Marc Leckstein, has reviewed the 2005 Master Plan and drafted the March 2010 Amendment.

Exhibits

- A-1 Amendment
- A-2 Survey
- A-3 Figure 5 Solar Concept Plan
- A-4 Photos taken on January 8th 2010 by CME
- A-5 Plan showing landfill and wetlands

There are environmental and physical issues that still need to be addressed. A redevelopment agreement would need to be made with the Governing Body. Solar does meet the goals of the Master Plan and the Redevelopment Plan.

Mayor Bergen commented about the walkway around the perimeter of the site. Kevin Graham commented about the noise around the site. Asked about the maintenance needed at the site.

Mr. Litwin stated that the developer would need to come to KUPB for site plan approval to address issues like fire hydrants, upkeep of the area outside of the fence, etc. An impervious cap would be placed over the landfill.

Susie Sefcik asked about a PILOT (Payment In Lieu of Taxes) agreement. Christian Bolte asked about the benefits of the proposal. Bruce Rydel stated that the Borough can purchase power at a reduced rate.

Gordon Litwin stated that there is a substantial ratable for the Borough

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Paul Curran – Axio Power, stated if selected would like to be finished by end of 2010.

Donald Norbut sworn in and stated that the site will need a stormwater management plan.

The meeting was opened to the public for comments or questions at 8:58 P.M. moved by Kevin Graham, seconded by Mark Sessa, will all ayes to Open to Public

Bob Ludwig, 50 Beers Street, commented on the trail shown on the map and money the Borough is receiving from BDA.

Andy Willner, 85 Osborne, encourages the zoning change. Asked if the plan included the cleanup of the entire site. Stated that the property owner has an obligation to clean-up site. He suggests that if the agreement is made the entire site should be cleaned and that capping is the least effective way to clean the site.

William Jeandron, Jr., 67 Broad Street agreed with the renewable energy source and having the property cleaned. Also stated that people were missing the purpose of this meeting and that concerns will come if/when this is approved.

Mike Lane, 51 First Street, stated that the entire site needs to be remediated. Asked if the ROW was still incorporated in the plan. Advised the Board about putting a setback requirement for homes on Walnut St. Suggested that the Board look at the building standards, site remediation and setback requirements.

Paul Curran, Axio stated that the approximate cost for a 5 mega watt to be installed would be \$25-30 million.

Susan Ellis, 38 Walnut, asked questions about the capping process. Mr. Norbut answered that it would be done by possible collection or venting. Also asked about access to the beach. It was stated that that issue would be discussed and considered at site plan application.

Axle Dougan supports Mr. Lane's comments and if this is approved and there is negative breakdown, what would be the fallback.

It was mentioned that the plan can be amended at any time.

Ms. Ayikan, First Street stated she would like to see the entire site capped and cleaned.

There being no comments or questions from the public the meeting was closed at 8:58 PM

Kevin Graham stated that he is supportive of the plan amendment. Said it is time to move onto another plan. Mark Sessa supports the amendment as well. Stated that it is a suitable area.

A motion was made by Kevin Graham, seconded by Joseph Vecchio will all ayes to refer the Aeromarine Area Redevelopment Plan: Solar Overlay Amendment to the Governing Body.

Adjournment

A motion was made by Mayor Bergen seconded by Joseph Vecchio with all ayes to adjourn the meeting at 9:04 PM.