

LIVINGSTON ZONING BOARD OF APPEALS

December 03 2019

The meeting opened at 7:00 p.m. with the Pledge of Allegiance.

Attendance: Chairman Thomas Alvarez.
Vice Chairman Charles Schneider
Stan Yarian
Sarah Price
Zack Feuer
Charles Dickens
Attorney Ted. Hilscher

A motion to accept the November 04 2019 minutes with corrections was made by Zack Feuer 2nd by Sarah Price. All present voted AYE.

Renua Energy representing Greatwonder Farms. Property located on Schneider Road LDR # 2. Submitted a Use Variance. Fee paid.

James A Palumbo Engineer and David Byrne owner of Renua Energy gave an overview of the project.

Property consists of 128 acres. Primary use has been agriculture.

1. Community Solar project.
2. Will hire local persons.
3. Greatwonder Farm owns assets.
4. 128 acre lot.
5. Viable because of utility connection on Route 9.
6. Will be fenced in.
7. Proposed to grow crops between rows, 16 feet apart.
8. Project has a 25 year warranty.
9. Wetlands marked by their contact person.
10. Pile driven posts.
11. Panels (6,600) will track sun all day long.
12. No plans for any buildings.
13. Owner responsible for maintenance.
14. Power sold to the grid.

Chairman Alvarez reminded the applicant that it is not a permitted use in LDR #2.

Attorney Hilscher advised a Use Variance is very difficult to get approved.

Applicant must meet 6.8. 4 questions.

After much discussion it was decided to hold a Public Hearing January 07 2020 at 7:02. To be advertised.

There being no further business a motion to close was made by Charles Dickens and 2nd by Sarah Price. All present voted AYE. Meeting closed at 8:25.

Next scheduled meeting will be held January 07 2020

Respectfully submitted

Eileen Yandik Secretary ZBA.