

**Mannington Township Planning Board
Regular Meeting
January 8, 2026**

MEETING RELOCATION

The Reorganization and Regular Mannington Township Planning Board meetings were relocated in anticipation of high public attendance. The meetings were moved to the Ware Agricultural Office Complex located at 51 Cheney Road, Woodstown, New Jersey 08098.

Present:

David Cadwallader, Michael Colletti, Michael Colletti, Nicholas Culver, Robert DiGregorio, Richard Eber, Donald Richman, John Sakewicz, Gaynel Schneeman, Dory Emel, Andrew Carpenter, Larry Pompper, Jr., Neal Sheppard, Donna Miller (representative from Clark, Caton & Hintz), Cory Gaskill, and Justin White, Esquire

Absent:

Michael Sullivan, Joanne Wright

The meeting was called to order at 7:02 pm by Rebecca Gower Ferguson, Secretary. The Sunshine Law Statement was read. The Pledge of Allegiance to the Flag of the United States of America was recited. Roll Call was taken to justify that there was a quorum in attendance. The secretary of the planning board has given adequate notice of the meeting.

Reorganization

Flag Salute

There was a moment of silence in memory of Bethanne McCarthy Patrick, planning board member who passed away in December.

All planning board members were sworn in at this time.

Nominations were opened for Planning Board Chair.

Nicholas Culver nominated John Sakewicz for Planning Board Chair. Donald Richman seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Vice Chair.

Gaynel Schneeman nominated Nicholas Culver for Planning Board Vice Chair. Donald Richman seconded the nomination.

Nominations were closed at this time.

All in Favor.

Nominations were opened for Planning Board Secretary, Resolution 01-2026.

Richard Eber nominated Rebecca Gower Ferguson for Planning Board Secretary. Dorey Emel seconded the motion.

Nominations were closed at this time.
All in Favor.

Nominations were opened for Solicitor, Resolution 02-2026.
Richard Eber nominated Justin White, Esquire. Andrew Carpenter seconded the motion.
Nominations were closed at this time.
All in Favor.

Nominations were opened for Engineer, 03-2026.
Richard Eber nominated Cory Gaskill/Fralinger Engineering. Nicholas Culver seconded the motion.
Nominations were closed at this time.
All in Favor.

Nominations were opened for Planner, Resolution 04-2026.
Richard Eber nominated CLARK CATON HINTZ. Michael Colletti seconded the motion.
Nominations were closed at this time.
All in Favor.

Nicholas Culver made a motion that the Planning Board meet on the second Thursday of the month at 7 pm, Resolution 05-2026. Richard Eber seconded the motion.
All in favor.

Richard Eber made the motion that the Planning Board continue to use the following papers for public notices: The South Jersey Times (online) and The Elmer Times, Resolution 06-2026. Gaynel Schneeman seconded the motion.
All in favor.

Reorganization was closed at 7:12 pm

(Reorganization Resolutions Below)

RESOLUTION 01-2026

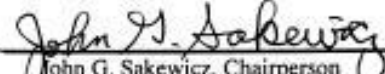
A RESOLUTION APPOINTING REBECCA GOWER FERGUSON AS SECRETARY TO SERVE THE COMBINED PLANNING/ZONING BOARD OF MANNINGTON TOWNSHIP FOR THE YEAR 2026 WHOSE TERM SHALL COMMENCE AS OF JANUARY 1, 2026 AND TERMINATE DECEMBER 31, 2026

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has need of the services of a secretary; and

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has reviewed the candidates and selected Ms. Rebecca Gower Ferguson as the most appropriate person to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington, that Ms. Rebecca Gower Ferguson is hereby appointed Secretary of the Combined Planning/Zoning Board of Mannington Township at an annual salary provided for by the Salary Ordinance for the year commencing January 1, 2026 and terminating December 31, 2026.

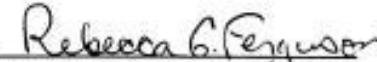
Combined Planning/Zoning Board of Mannington Township.


John G. Sakewicz, Chairperson

Attest:


Rebecca Gower Ferguson, Secretary

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 8th day of January, 2026.


Rebecca Gower Ferguson, Secretary

RESOLUTION 02-2026

A RESOLUTION OF THE MANNINGTON TOWNSHIP PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH JUSTIN R. WHITE, ESQ., FOR PROFESSIONAL SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of an attorney for the year 2026, to render professional advice to the Planning/Zoning Board; and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, after advertising for the position pursuant to law, the Combined Planning/Zoning Board has selected Justin R. White, Esq., as the most appropriate attorney to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. Justin R. White, Esq., is hereby appointed Solicitor for the Mannington Township Combined Planning/Zoning Board for the year commencing January 1, 2026 and terminating December 31, 2026.

2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Justin R. White, Esq., has special knowledge of the Municipal Land Use law and the conditions of the Township which knowledge is particularly valuable to the Planning/Zoning Board and has extensive experience in municipal land use. As such his services are of a nature where it is not possible to obtain competitive bids.

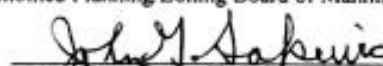
3. A copy of this Resolution shall be published once in the official newspaper, as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Combined Planning/Zoning Board are hereby authorized and directed to enter into a service agreement with Justin R. White, Esq.

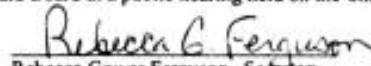
Attest


Rebecca Gower Ferguson, Secretary

Combined Planning/Zoning Board of Mannington Township


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 8th day of January, 2026.


Rebecca Gower Ferguson, Secretary

RESOLUTION 03-2026

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH THE ENGINEERING FIRM OF FRALINGER ENGINEERING PA., AND MR. CARL GASKILL, PE, PLS; PP; & CME AND MR. COREY GASKILL, PE FOR PROFESSIONAL ENGINEERING SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of a Professional Engineer for the year 2026, to render professional advice to the Combined Planning Zoning Board on Planning/Zoning issues and to review applications for development, and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, the Combined Planning/Zoning Board has selected Mr. Carl Gaskill, PE., P.P., PLS, & C.M.E. and Mr. Corey Gaskill, PE of Fralinger Engineering as the most appropriate firm and individuals to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. Fralinger Engineering, PA., and its representatives, Mr. Carl Gaskill PE, PP, PLS & CME and Mr. Corey Gaskill, PE are hereby appointed Engineer for the Mannington Township Combined Planning/Zoning Board for the year commencing January 1, 2026 and terminating December 31, 2026.

2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Fralinger Engineering and Mr. Carl Gaskill and Mr. Corey Gaskill have previously served as the Combined Planning/Zoning Board Engineer and have special knowledge of the conditions of the Township which knowledge is particularly valuable to the Planning/Zoning Board. As such its services are of a nature where it is not possible to obtain competitive bids;

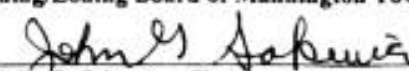
3. A copy of this Resolution shall be published once in official newspaper, as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Combined Planning/Zoning Board are hereby authorized and directed to execute an agreement with Fralinger Engineering for services.

Attest


Rebecca Gower Ferguson, Secretary

Combined Planning/Zoning Board of Mannington Township


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 8th day of January, 2026.


Rebecca Gower Ferguson, Secretary

RESOLUTION 04-2026

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD AUTHORIZING CONTRACT WITH CLARKE CATON HINTZ AND MICHAEL F. SULLIVAN, PP, AICP., FOR PROFESSIONAL PLANNING SERVICES

WHEREAS, the Combined Planning/Zoning Board of the Township of Mannington has need of the services of a Professional Planning Services for the year 2026, to render professional advice to the Combined Planning/Zoning Board on Planning/Zoning issues and to review applications for development, and

WHEREAS, funds have been budgeted for this purpose and have been certified by the Local Finance Officer; and

WHEREAS, The Local Public Contracts law (NJSA 40A:11-1 et seq.) requires that the resolution authorizing the award of contracts for "professional service" without competitive bids on the contract itself must be available for public inspection; and

WHEREAS, The Combined Planning/Zoning Board has selected the firm of Clarke Caton Hintz and Michael F. Sullivan, PP, AICP as the most appropriate firm and person to fill this position; and

NOW THEREFORE BE IT RESOLVED by the Planning/Zoning Board of the Township of Mannington as follows:

1. The firm of Clarke Caton Hintz and Michael F. Sullivan, PP, AICP are hereby appointed Planner for the Mannington Township Planning/Zoning Board for the year commencing January 1, 2026 and terminating December 31, 2026.

2. This contract is awarded without competitive bidding as a Professional Service contract under the provisions of the Local Public Contracts law NJSA 40A:11-5(a)(a) because Michael F. Sullivan, PP, AICP has previously served as the Planning/Zoning Board Planner and has special knowledge of the conditions of the Township which knowledge is particularly valuable to the combined Planning/Zoning Board. As such their services are of a nature where it is not possible to obtain competitive bids;

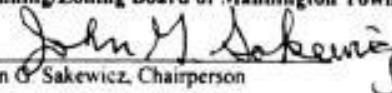
3. A copy of this Resolution shall be published once in official newspaper, as required by law within ten (10) days of its passage.

4. The Chairman and Secretary of the Planning/Zoning Board are hereby authorized and directed to execute an agreement with Clarke Caton Hintz, and Michael F. Sullivan, PP, AICP for planning services.

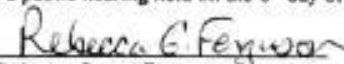
Attest


Rebecca Gower Ferguson, Secretary

Planning/Zoning Board of Mannington Township


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 8th day of January, 2026.


Rebecca Gower Ferguson, Secretary

RESOLUTION 05-2026

**A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED
PLANNING/ZONING BOARD ESTABLISHING THE TIME AND PLACE OF ITS
PUBLIC MEETINGS FOR THE YEAR 2026**

BE IT RESOLVED by the **MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD** that the following schedule represents the time, place and date of each of the **PUBLIC MEETINGS** of the Mannington Township Combined Planning/Zoning Board for the year 2026 and provides for the reorganization in the year 2026 which resolution shall be published in the official newspapers of Mannington Township:

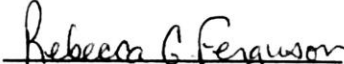
Time: 7:00 p.m.
Place: Mannington Township Municipal Building,
491 Route 45, Mannington, New Jersey 08079
Dates: Second Thursday of each month as follows:

January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026
October 8, 2026
November 12, 2026
December 10, 2026

Reorganization - January 14, 2027 at 7:00 o'clock P.M. to be followed by a Public Meeting.

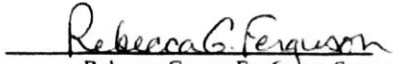
Action may be taken at any of the meetings.

ATTEST **MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD**


Rebecca Gower Ferguson, Secretary


John G. Sakewicz, Chairman

I hereby certify the above to be a true copy of a Resolution as **Adopted** and **Memorialized** by the Planning/Zoning Board of the Township of Mannington, County of Salem at a meeting held on the 8th day of January, 2026 in the Municipal Building.


Rebecca Gower Ferguson, Secretary

RESOLUTION 06-2026

A RESOLUTION OF THE MANNINGTON TOWNSHIP COMBINED PLANNING/ZONING BOARD DESIGNATING THE SOUTH JERSEY TIMES AS THE OFFICIAL NEWSPAPER AND THE ELMER TIMES AS THE SECONDARY NEWSPAPER FOR NOTICES OF PUBLIC MEETINGS.

WHEREAS, Section 3d of the Open Public Meetings Act, Chapter 231 PL 1975 requires that certain notice of meetings be submitted to two (2) newspapers, one of which shall be the official newspaper; and

WHEREAS, both the official newspaper and the secondary newspaper which are designated by the Board should be ones which have the greatest likelihood of informing the public within the jurisdictional boundaries of this body of such meeting; and

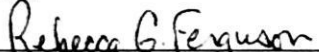
NOW THEREFORE BE IT RESOLVED by the Combined Planning/Zoning Board of the Township of Mannington as follows:

1. The South Jersey Times and the Elmer Times are hereby designated to receive all notices of meetings as required under the Open Public Meetings Act.


2. It is the opinion of this body that The South Jersey Times shall be the official newspaper and the Elmer Times shall be the secondary newspaper and that these papers have the greatest likelihood of informing the public within the jurisdictional areas of this body of any such meetings.

This Resolution shall take effect immediately upon its passage on January 8, 2026

Attest


Rebecca Gower Ferguson, Secretary

Combined Planning/Zoning Board of Mannington Township


John G. Sakewicz, Chairperson

The undersigned, Secretary of the Combined Planning/Zoning Board of Mannington Township hereby certifies that the above is a true copy of a resolution adopted and memorialized by said Board at a public hearing held on the 8th day of January, 2026.


Rebecca Gower Ferguson, Secretary

Regular Meeting

Mr, Sakewicz stated that the meeting cut off end time will be 10 pm. A five-minute break will also take place around 8:00 pm or 8:30 pm.

Richard Eber made a motion to approve the December Regular Meeting minutes.
Nicholas Culver seconded the motion. All in favor.

Resolution 07-2026 Yearly Variance Report
Nicholas Culver made a motion to approve the resolution. Dorey Emel seconded the motion.

All in favor.

(Resolution to immediately follow.)

**RESOLUTION 07- 2026
OF THE COMBINED PLANNING/ZONING BOARD OF THE TOWNSHIP OF
MANNINGTON ADOPTING PURSUANT TO N.J.S.A. 40:55D-70.1 THE
ANNUAL REPORT REGARDING VARIANCES TO THE
TOWNSHIP MAYOR AND COMMITTEE**

WHEREAS, the combined Planning/Zoning Board of the Township of Mannington is empowered by the Township and the Municipal Land Use Law (MLUL) to hear and decide applications for development, including the granting or denial of variances pursuant to the MLUL; and

WHEREAS, the MLUL, pursuant to N.J.S.A. 40:55D-70.1 requires that the Planning/Zoning Board of Adjustment, shall, at least once a year, review its decisions on applications and appeals for variances and prepare and adopt by resolution a report on its findings on zoning ordinance provisions which were the subject of variance requests and its recommendations for zoning ordinance amendments or revisions, if any; and

WHEREAS, the Secretary of the Combined Planning/Zoning Board of the Township of Mannington has prepared a report, a copy of which is attached hereto and made a part of this resolution as Exhibit A, which summarizes the activity of the Board from January 1, 2025 through December 31, 2025 and presents its findings on applications and appeals of the Zoning Ordinance provisions, which included variance requests, site plans and/or request for relief of conditions; and

WHEREAS, the Combined Planning/Zoning Board of Mannington Township has reviewed the report at its regular meeting on January 8, 2026 and has determined it accurately reflects the activities of the Board during said time period; and

NOW, THEREFORE, BE IT RESOLVED, that the Combined Planning/Zoning Board of the Township of Mannington hereby adopts, pursuant to N.J.S.A. 40:55D-70.1,

the report attached hereto as Exhibit A, including any recommendations contained therein and authorizes this report to be forwarded to the Mayor and Township Committee for consideration.

THE PLANNING BOARD OF THE
TOWNSHIP OF MANNINGTON

John G. Sakewicz
JOHN G. SAKEWICZ, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized by the Planning/Zoning Board of the Township of Mannington at a regular meeting held on January 8, 2026, by a vote X to approve, 0 to oppose and 0 to abstain.

Rebecca G. Ferguson
REBECCA FERGUSON, Secretary

~~In favor of the resolution:~~

~~Opposed to the resolution:~~

~~Abstained:~~

All in favor.

MANNINGTON TOWNSHIP

Office of the Planning/Zoning Board

MEMO TO: MANNINGTON TOWNSHIP MAYOR AND COMMITTEE

RE: YEARLY REPORT ON VARIANCES GRANTED FOR 2025

Resolution 12- 2025 Block 28, Lot 2

Resolution granting bulk variance approvals property located at 868 Hawks Bridge Road, Mannington. Variances granted: Bulk Variances

Resolution 14- 2025 Block 42, Lot 5 and Block 45, Lot 7

Resolution granting a use variance for property located at 82 Dolbow Road, Mannington. Variances granted: Use Variance

Resolution 15- 2025 Block 61, Lot 1

Resolution granting a use variance and bulk variances for property located at 150 NJSH Route 45. Mannington. Variances granted: Use Variance and Bulk Variances

Rebecca Ferguson, Secretary

Dated: 12/12/2025

Block 60, Lot 4
Mannington Mills Road
Application for a Use Variance

This is a zoning board matter so Mayor Eber and Committeeman DiGregorio have to step down.

Donna Miller and Corey Gaskill were sworn in.

Adam Telsey presented the application. Victor Giudice was sworn in. He is the Director of Safety, Health and Environment.

The application is an extension of the current operations. The new proposed area will add jobs. This will be storage for lumber. The operation will remain consistent with the current operation. The hours will continue to operate 6 to 7 days a week over two shifts a day. The typical hours are 7 am to 8 pm. There will be no major traffic change. There will be no changes to the buildings. The building being discussed was used for resin and ink storage. This proposal is consistent with the use of a storage facility. The applicant has requested a waiver of site plan approval.

Corey Gaskill reviewed the Engineer's letter.
Donna Miller reviewed the Planner's Letter.

This is an expansion of a prior granted use in connection with existing operations. There are no changes to the property.

The meeting was opened to the public.

The meeting was closed to the public.

Michael Colletti made a motion to approve the requested D1 extension of the variance previously agreed upon. David Cadwallader seconded the motion.

ELIGIBLE TO VOTE: DC, Mc, NC, DR, JS, GS & NS

Roll Call
YES: DC, MC, NC, DR, JS, GS & NS
NO:
ABSTAIN:

Block 3, Lot 19
Robert and Amanda DiGregorio
80 Warner Road
Completeness Hearing for an Application for a Variance for U-Pick Flowers and Pumpkins

This is a zoning board matter so Mayor Eber and Committeeman DiGregorio have to step down. Additionally, this is an application being presented by Committeeman DiGregorio.

An amendment to the application was provided yesterday.

Robert DiGregorio was sworn in.

The applicant is here requesting a variance and site plan waiver. He asked if there are items still outstanding. The farmland preservation deed was included in the application.

Corey Gaskill reviewed the Engineer's letter for completeness. The taxes are paid. There is no technical objection to the site plan waiver.

Donna Miller reviewed the Planner's Letter. The amendment submitted satisfied the outstanding items identified.

The applicant requested that the site plan requirement be waived.

Mr. White stated that the board may find that a site plan is required.

Donald Richman made a motion to deem the application complete. Michael Colletti seconded the motion.

ELIGIBLE TO VOTE: DC, MC, NC, DR, JS, GS, NS, DE, & AC

Roll Call

YES: DC, MC, NC, DR, JS, GS, NS, DE, & AC

NO:

ABSTAIN:

Block 39, Lot 33

Block 40, Lot 21

Block 45, Lots 1, 11, 11.02, 11.03 and 15

Block 46, Lots 5 and 6

Block 47, Lots 10, 12 and 16

Fenwick Creek Solar, LLC

2180 South 1300 East, Suite 500, Salth Lake City, Utah 84106

Application for a Favorable Interpretation of the Zoning Ordinance, or, in the Alternative, Use Variance Relief

This application is being continued from the December 11, 2025 meeting. The application was amended and new public notice was provided.

This is a zoning board matter so Mayor Eber and Committeeman DiGregorio have to step down.

Due to a conflict, Michael Colletti stepped down.

Due to a conflict, Andrew Carpenter stepped down.

Due to a conflict, David Cadwallader stepped down.

New member Neal Sheppard has signed an affidavit that he has listened to the meeting recordings from the November 13, 2025 and December 11, 2025 meetings.

New member Larry Pompper signed an affidavit that they attended the November 13, 2025 and December 11, 2025 meetings in their entirety in person.

Gaynel Schneeman has signed an affidavit that she has listened to the meeting recording from December 11, 2025 meetings.

This is a Zoning matter so 7 members will vote.

Eligible to vote at this time: Nicholas Culver, Donald Richman, John Sakewicz, Gaynel Schneeman, Neal Sheppard, Dorey Emel and Larry Pommper

Keith Davis and Dan Brown are the attorneys for the applicant. Keith Davis recapped the previous meeting presentation. He recapped the previous individuals who provided testimony.

On December 24, 2025 a draft document decommissioning plan was submitted. This is a bifurcated application.

All lines will be underground to the interconnection site. There will be no oil or coolant fluid in the underground lines. There will be oil in the inverters but there will be collection units to capture 110% of the amount.

Corey Gaskill and Donna Miller were sworn in.

Laura Kellog was sworn in.

All of the medium voltage lines will be entirely underground and not have oil or coolant.

David Cadwallader was sworn in.

Mr. Cadwallader is one of the owners of the property. He and his family have been farming beginning in 1860. Cadwalladers became involved in 1938. They had a nursery on his home. They have a dairy farm. He resides in the middle of where the sheep farming will take place. He will go through a certification for the sheep farms. He has heard the questions from the board members.

Exhibit A18

This is all of the information for the sheep. David Cadwallader reviewed the sheep statistics.

It will take two years for vegetation to take hold. Total sheep 406 to 856 at all times. The Route 45 farm would have four paddocks and rotate between them. In the winter the existing barns will hold the sheep. Manure will be taken care of in the same manner as the cow manure. He also hopes to have beef cows. This is a bonafide farm. They need to find a way to keep up with the taxes. Consolidation in the dairy farm would require a double or triple the number of the dairy cows.

Steve Dadido was sworn in. He is a certified professional Stephen Dadio was sworn in. He is a soil scientist. The state of NJ does not have a license for this. He is registered in PA and licensed in DE. He testified in NJ Superior Court as a Soil Scientist. He is familiar with the plan.

CSI Program by the NJ Board of Public Utilities is administrative code stating the soil types and wet soil survey information. These are state regulatory standards. The standards are collecting soils on a 100-foot grid. They analyze the soil at the density required in the

code. At the end of the usefulness of the project this would ensure the agricultural life of the project. They will collect for bulk density, infiltration rates and compaction resistance. This is sampled over the three-year build out. Then the soils will be sampled every seven years. They will also monitor erosion. The report will be sent to the township or their designee. During decommissioning the soils will be checked to ensure that they are consistent with the preconstruction soils.

A-19 “Fenwick Creek CSI and Additional Soil Testing Protocol” was distributed. The applicant will provide escrow for ongoing report review.

At the end of the usefulness there is no need for the use variance anymore. It will ensure that the area can be used for pasturing or other agricultural use.

This is the agricultural viability of the soils. This does not look at pesticides.

The applicant believes that the use is inherently beneficial. CICA Standard needs to be met.

Tiffany Morrissey was sworn in and qualified as an expert.

The balance of the site not being developed will continue regular operations. Mannington has a limited industrial district so there is not considerable land available in the township for this type of solar facility. She read from the MLUL stating that it is an inherently beneficial use provided the negative criteria are addressed. There is a presumption of validity. Identify the beneficial use and how beneficial that use is. What supports this? The second step identifies the potential detrimental effects. Are those legitimate and can they be reduced? Lastly, address the negative criteria.

Referenced A2 for context.

This would provide aspect G. Mannington’s identified area for this type of project is not large enough for this project.

Ms. Morrissey The state has adopted an energy master plan in 2019. In 2023, the governor changed the mandate to reduce the timeline by 25 years. The energy masterplan executive summary was quoted from. Ms. Morrissey quoted energy strategies from the state energy master plan. She also quoted from the clean energy act and the needs required by mandated electric vehicles. She quoted from the strategies from the energy master plan.

NJ has 5 GW of solar. There are projections for 7.5 GW. 300 MW Grid solar to be added in each round. This project is part of the CSI Program. The State of NJ has determined that this is an inherently beneficial resource.

The CSI created awards for projects. She cited A17, which Gaynel Schneeman stated that the previous solicitor had advised that the board they could disregard.

Ms. Morrissey explained that the project will not necessarily go to community residents but just like the solar on your home, it goes back into the grid. She stated that the AMP are for state farmland preservation farms.

Ms. Morrissey reviewed the CSI first two rounds of solicitation. They awarded none on the first round. The second round awarded eight projects. One of those was the award for Fenwick Creek Solar. (Exhibit A1) The state looked to balance the impact on agricultural lands. The CSI Program provides that no more than 2 1/2% total throughout the states or 5% in a specific county can be used for this solar. 9265 preserved farmland acres with 140 acres targeted in the future. It is prime agricultural soil. This is under 2 1/2 percent of the prime in the township.

This is 1.6% of all of the farmland in Mannington Township.

She stated that this would allow the family farm to sustain for the property farmed for generations from 1860.

Salem County has 2 1/2 grid supply for solar clean energy, just solar. Providing 1.6% of the state solar. The CSI Program order launching the CSI Program include maximum benefit to rate payers, meet the governors order, and meet the statute.

Ms. Morrissey stated that all of the considerations were taken into consideration when developing these statutes. The CSI also has a pollinator component, including the pollinator standards. This has a minimum 80% survival rate for the pollinators. This will also benefit neighboring property owners.

What are the impacts and the reasonable conditions? The loss of farmland. Having the sheep addresses this. The visual impact will include visual screening in year five. You will see sheep in the interim. They will address the visual screening in the site plan, within a reasonable degree of certainty. The substation and switch yard areas are not solar areas. This is a small 15 acre part pf the project. About 5 acres will not be decommissioned. The vegetation plan will address the height if the mast. The lightening mast is exempt from the ordinance (article 9:70-36 area regulations item k) but the 45 foot accessory structure is allowable. If the board disagrees, the applicant is requesting a variance. These are four posts.

She stated that the Developers Agreement and escrow will mitigate the soil impact.

The decommissioning plan, required by the CSI plan, will be part of the developers agreement. There were concerns about the solar switch yard and substation connections. These will be underground lines.

Ms. Morrissey stated that this land could be developed into 3 acre lots under current zoning. This would allow the property to revery back to the original use. Arguably this could be a permitted use under the MLUL.

Is there a detriment to the public good? She believes that this does not rise to the detriment of the public good. She reviewed the fiscal impact report submitted with the application. (Dated June 20, 2025.) The property would move out of farmland assessment. Estimated 14k would go to the municipality. There would be roll back taxes. No services would need to be provided to this faciality.
Yes, it will be different.

The applicant reviewed the masterplan. Clearly the goals and objectives are clear. Ms. Morrissey believes that this project enhances the plan. She cited the Farmland Preservation Plan and various versions of the Master Plan over the years.

The applicant stated that there is a variance for the setbacks between property lines. The 2023 and 2024 Master Plan Amendments were cited regarding goals and objectives. The site is not shown as preserved or targeted farmland.

There is not enough space to have a meaningful solar development in the current industrial zone.

The state documents are not addressed in the Master Plan, nor are agrivoltaics discussed. She believes that this is an extremely compelling application.

The details can be ironed out at the time of site plan.

This application benefits everyone.

All four aspects of CICA have been addressed. A height variance is not needed. If so, the D variance is reasonable.

The applicant is unable to be at the February 12th meeting. A special meeting is unable to be scheduled at this time.

The Mr. Davis agreed to waive all statutory time frames until the March 12th meeting. If a special meeting can be scheduled, it will be.

The meeting will be at this same location, the Ware Building.

Miscellaneous Business

The meeting was adjourned at 10:00 PM.

Respectfully Submitted,

Rebecca Gower Ferguson
Planning Board Secretary