

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, April 19, 2010 at 7:00 P.M. in the Municipal Building, Seabrook, N.J.

Chairman Bruno Basile called the meeting to order and read the following notice:

This is a regularly scheduled meeting of the Planning Board of the Township of Upper Deerfield. In compliance with the "Open Public Meeting Act" a schedule of regular meetings containing the location and time and date of each meeting was approved at the Annual Organization Meeting of the Board, and within seven days following such Organization meeting, a copy of such schedule of regular meetings was posted in the Municipal Building at Seabrook, New Jersey, which Notice has remained so posted throughout the year, and copies of the schedule of regular meetings have been mailed to The News of Cumberland County and filed with the Township Clerk in compliance with said Act.

Present:

Chairman: Bruno Basile

Vice Chairman: Ed Overdevest

Members: Robert Comer, Edward Fleetwood, Jodi Hirata, Ernest Holt, Terry O'Neil, Bruce Peterson, Russ Vanella, alternate # 1, Pauline Smith alternate # 4

Staff: Engineer Robert C. DuBois,P.E., Planner Randy Scheule, PP,AICP, Solicitor Theodore H. Ritter, Esq., Secretary Vicki Vagnarelli.

Absent: Gene Stoms, John Timberman, alternate # 2, Gary Barbeck, alternate # 3

#### **APPLICANT/DEVELOPMENTS**

Comet Land Development, LLC - Lipinski - Principal of Comet Land Development LLC, **Public Hearing** for **Major Site Plan w Variance** - Block 1101 Lots 13, 14, 18, 21.02 Silver Lake Rd intersection of Silver Lake & DuBois – Proposed use is for installation of Solar Panels for Electricity Production. 87+ Acres Zoned Residential

Attorney Al Marmero represented Comet along with experts Dan Shafer, Electrical Engineer/Solar Expert, Joe Raday Professional Engineer, Nicole Maslanich Environmental Specialist, and Barbara Allen Wooley-Dillon, Planner

Discussion and testimony was given between the Board and the experts and on motion by Ernest Holt, seconded by Jody Hirata the public hearing was opened.

Sandra Morrisey, Vice Chairperson of Environmental Commission had concerns with preserving forest stating forest is our best CO2 emission eaters and following our Shade Tree Ordinance, altering of the hydrology of the area, electric bills will not be reduced unless you install solar on your own property, fencing will cut off wildlife corridor, projects should limit forest fragmentation and or the destruction of forest core area per ERI Section 10.6 Forest Fragmentation and Corridors page 58. 30 acres of open land on this site should be used for solar panels to preserve the cutting of 4000 trees.

Lynne Maun not opposed to solar but not happy with destruction of forest, concerned with water run off and water quality, interaction of rain and soil, encroachment of wetlands, clover run off, buffer requirements, pesticides and herbicides are listed on plans but applicant testified not using them, wildlife such as caterpillars need trees.

Picture of map was marked into **Evidence as L.M. #1 4/19/10**

Dean Hawk questioned how big the 32 transformer pads are and what they are made of, what happens after 30 year life span of panels, where else are similar projects and has anyone checked them out?

Paul Cervone questioned if commercial enterprise are there ratables, is this in non commercial area, if homes were here you would get ratables.

Roseanne Cervone questioned if zoned residential, if land is being farmed, she would rather see residents, did applicant look at other sites?

Joe Nicosia all for green as he has wind turbine applicant should give money to Township to take down trees, deer will tear panels up by eating clover and manufacturer guarantees have dropped from 15 yrs to 10yrs.

Frank Catalana, bordering neighbor of project states from the 2 choices housing project approved in 05 or solar he chooses solar but with increased buffer.

Tom Connelly states solar is a clean energy source and not against solar but would like to see more trees saved.

Jack Williams questioned if it was feasible to leave trees and use other open area of the land.

Chet Riley prefers new solar application over housing approval, to get rid of coal must start somewhere by making compromise.

Terry O'Neill questioned attorney mentioned abandonment of prior approval with this application going forward, what does this mean?

Nancy Ridgway questioned lightning striking panels and commented if mega watts are under 4 your not considered utility company.

Blake Maloney asked if Township had generating station and why can't we get a penny per kilowatt.

Bruce Peterson stated gross receipt tax is by state statutes BPU and Twp has no control.

Chairman Basile declared since it was 10:00pm the Public Hearing must be continued at the May 17 meeting.

Being no further business at this time on motion of Ernest Holt, seconded by Russ Vanella the meeting was adjourned at 10:05pm.

Respectfully Submitted,

Vicki Vagnarelli  
Planning Board Secretary