

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, June 21, 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 (came in at 7:06pm), Ernest Holt, Terry O'Neil, Bruce Peterson, alternate # 1 Russ Vanella, alternate # 4 Pauline Smith,

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

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

Planner Randy Scheule explained the proposed Ordinance Amending 98-40.3 and Board members could ask for clarification and give suggestions. Some areas were being moved into the Design Standards section and some areas that were redundant would be stricken in its entirety.

On motion of Ed Fleetwood, seconded by Jody Hirata the Board Approved to send back proposed ordinance to the Township Committee.

Roll Call

Bruno Basile –Aye

Robert Comer – Aye

Jody Hirata – Aye

Terry O'Neill – Aye

Gene Stoms – Absent

Russell Vanella, Alt #1 – Aye

Gary Barbeck, Alt #3 –Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Ernest Holt – Aye

Bruce Peterson – Aye

John Timberman, Alt #2 – Absent

Pauline Smith, Alt # 4 No Vote

Planner Randy Scheule handed out a Draft of the Master Plan so the Board members could review and discuss at the July 12 meeting.

Applicant: Comet Development LLC

On motion of Ed Fleetwood, seconded by Ed Overdevest, unanimously approved by the Board the Comet Development LLC Continued Public Hearing was opened.

Attorney Alan Fox is currently representing Comet along with professionals Engineer Joe Raday, Planner Barbara Allen Wooley, Arborist Scott Lussier, Solar Expert Dan Schafer and owner Bruce Martin. The applicant discussed setbacks shown on the maps where the Township Ordinance setbacks would be and the proposed set backs they are requesting.

Entered as exhibits were A1-(cross view of Silver Lake Rd to property, elevation chart), A2- (Chart showing buffers in red, blue, green), A3- (Google map), A4- showing set backs and A5- (large Google map)

Lynn Maun questioned where the buffers begin, access roads and the change in hydrology within the ground when taking away forest by the wetlands.

Blake Maloney questioned if the cable off Silver Lake Road will be run underground.

Frank Catalana is fully supportive of project vs. the 49 homes approved prior. He appreciated the fact the applicant will talk to each neighbor making certain they are satisfied with the buffer, trees, etc. He did request keeping as much buffer as possible and finding a resolution that works for all.

Dean Hawk questioned the addition of panels with more wattage to meet Township buffer Ordinance.

Rebecca McCubbin agreed with Mr. Hawk and believes ordinance should be followed

Joe Nicosia told board he has wind turbine. Concern applicant will put panels in and sell on line.

John Maun concerned with discrepancies and inconsistency said by applicant to the Board with regard to wattage of panels and government subsidies when questioned at prior meetings.

Nancy Ridgway would like to see applicant follow the rules and regulations.

Sandy Morrissey, VP of Environmental Commission questioned why applicant chose this piece of property if they believe trees and solar do not co-exist. She addressed wildlife and spoke for Environmental and Shade Tree when she said they believe solar is a worthwhile investment as long as it adheres to Township Ordinance.

John McGlynn believes solar vs homes has less impact and for selfish reasons he likes this.

Due to no other individual coming forward to speak for or against the applicant on motion of Ed Fleetwood, seconded by Robert Comer, approved by the Board the Public Hearing Portion was closed.

The applicant continued discussion with the Board, due to time restraints on motion of Ed Overdeest, seconded by Robert Comer, approved by Board; the meeting was tabled until the July 12 meeting.

Being no further business on motion of Bruce Peterson, seconded by Robert Comer meeting adjourned 10:05pm.

Respectfully Submitted,

Vicki Vagnarelli
Planning Board Secretary