

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, May 17, 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, Ernest Holt, Terry O'Neil, Bruce Peterson, alternate # 1 Russ Vanella, alternate # 2 John Timberman, 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: Edward Fleetwood, Jodi Hirata Gene Stoms, alternate # 3 Gary Barbeck

On motion of Ed Overdevest, seconded by Robert Comer, minutes of April 12 and 19 meeting, unanimously approved.

APPLICANT/DEVELOPMENTS

Coombs Properties, LLC - Bk 103/4, 7, **Completeness - Minor Subdivision w Variance** Block 103 Lot 4
Adam Telsey represented applicant and on motion of Bruce Peterson, seconded by Robert Comer the application was found to be Complete and the Public Hearing was set for June 14, 2010.

Roll Call

Bruno Basile –Aye

Robert Comer – Aye

Jody Hirata –Absent

Terry O'Neill – Aye

Gene Stoms – Absent

Russell Vanella, Alt #1 – Aye

Gary Barbeck, Alt #3 –Absent

Ed Overdevest – Aye

Ed Fleetwood –Absent

Ernest Holt – Aye

Bruce Peterson – Aye

John Timberman, Alt #2 – Aye

Pauline Smith, Alt # 4 Aye

William Lacy -23 Hilton Avenue, Bk 2009/2 – **Completeness - Set back Variance** Garage Addition
On motion of Bruce Peterson, seconded by Robert Comer the applicant was found Complete and the Public Hearing was set for June 14, 2010.

Roll Call

Bruno Basile –Aye

Robert Comer – Aye

Jody Hirata –Absent

Terry O’Neill – Aye

Gene Stoms – Absent

Russell Vanella, Alt #1 – Aye

Gary Barbeck, Alt #3 –Absent

Ed Overdevest – Aye

Ed Fleetwood –Absent

Ernest Holt – Aye

Bruce Peterson – Aye

John Timberman, Alt #2 – Aye

Pauline Smith, Alt # 4 Aye

Continued Public Hearing:

Comet Land Development, LLC - Lipinski - Principal of Comet Land Development LLC,
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

On motion of Ed Overdevest, seconded by Robert Comer the continued hearing was resumed.
Attorney Al Marmero represented the applicant along with experts Dan Shafer, Electrical Engineer/Solar
Expert, Joe Raday Professional Engineer, Barbara Allen Wooley-Dillon, Planner
and Scott Lussier, Arborist.

Blake Maloney wanted to make a comment that he is led to believe there is not a demand for electric from
speaking with employees of Atlantic City Electric.

Chairman Basile requested any individuals who wish to speak to keep it relevant to the Use Variance only.
Mr. Ritter, Attorney reiterated this and also explained we need 7 board members to vote and 5 out of the 7 votes
need to be affirmative to receive approval.

Lane Ball questioned capability of the grid to house additional electric.

Sandy Morrissey tried to speak on an email, however Board cannot accept because it is hear say.

Being no further comments pertaining to the Use Variance on motion of Ed Overdevest, seconded by Robert
Comer the public hearing for Use Variance was closed.

Scott Lussier, Arborist examined the area of trees and found diseased trees, juniper growing up, briars, weeds
and trees covered with vines amongst. He found one-third of the trees have problems. Chairman Basile
requested a percentage of what is good and what should be removed.

Robert Comer asked if they could do an overlay showing measurements/markup of buffer.

Upon further discussion of the Board and the applicant on motion of Robert Comer seconded by Pauline Smith the Board **Approved** the **Use Variance**.

Roll Call

Bruno Basile –Aye
Robert Comer – Aye
Jody Hirata –Absent
Terry O’Neill – No Vote
Gene Stoms – Absent
Russell Vanella, Alt #1 – Aye
Gary Barbeck, Alt #3 –Absent

Ed Overdevest – Aye
Ed Fleetwood – No Vote /Absent
Ernest Holt – Aye
Bruce Peterson – No Vote

John Timberman, Alt #2 – Aye
Pauline Smith, Alt # 4 Aye

Chairman Basile explained to the public there would be no need to speak on the next portion at this time since the applicant has to prepare the overlay and present it to the Board and public. The meeting was carried to June 21 and the revisions should be in by June 1, 2010.

PUBLIC COMMENT

Lynn Maun pointed out a correction needed on the plans pertaining to wetlands and recharge. It reads 50’ but should be 150’.

Being no further business on motion of Bruce Peterson, seconded by Robert Comer the meeting adjourned at 9:05pm.

Respectfully Submitted,

Vicki Vagnarelli
Planning Board Secretary