

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, February 28, 2011 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:** Edward Fleetwood, Ernest Holt, Gene Stoms (came in 7:09pm), Russ Vanella, Pauline Smith, Terry O'Neill, , Jack Waselik alt # 1, Louis J. Bramante, Jr.alt # 3 Anthony Buono, Sr alt # 4

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

**Absent:** Scott Smith, Bob Whitesall alt# 2

On motion of Ed Fleetwood, seconded by Jack Waselik January 19, 2011 minutes unanimously approved.

On motion of Ed Fleetwood, seconded by Anthony Buono the following Resolution was memorialized.

**RESOLUTION #5-2011**

**Township of Upper Deerfield Planning Board**

**Applicant's Name:** Cumberland Regional Board of Education

**Application For:** Capital Project Review

**Hearing Date:** February 23, 2011

**WHEREAS,** The Cumberland Regional Board of Education has made application to the Upper Deerfield Township Planning Board through Schwartz Simon Edelstein & Celso, LLC, Attorneys at Law, respecting the proposed construction of a canopy above the staff parking lot that will be capable of supporting approximately 450 KW of photovoltaic solar electric production panels; and

**WHEREAS,** Voters passed a bond referendum to finance a Solar Energy project to be undertaken at the Cumberland Regional High School, located at 90 Silver Lake Road, on Block 1109, Lot 4; and

**WHEREAS,** N.J.S.A. 40:55D-31(a) provides that another public agency, including a School Board, shall refer a capital project regarding the expenditure of public funds to the Municipal Planning Board for review and recommendations in conjunction with the Master Plan adopted by that Planning Board; and

**WHEREAS**, the Planning Board performed the Capital Project Review at its regular meeting of February 23, 2011;

**NOW, THEREFORE**, the Planning Board of the Township of Upper Deerfield that the Board does find as facts the following:

1. The Solar Energy Project is proposed for the Cumberland Regional High School located in the Public Zoning District.

2. The subject parcel consists of 140 +/- acres.

3. This is not an application for development and therefore does not require the giving of public notice, nor a formal public hearing.

4. The Public Zone in which the High School is located was created in response to the Township's 1988 Master Plan.

5. Upper Deerfield supports alternate energy facilities as accessory uses in all zones.

6. The Business Manager of the Cumberland Regional Board of Education, Andrew McIlvaine, testified regarding the selection of the location for the project.

7. Steven A. Becica, AAA, LEED, AP, testified regarding the proposed structural sealed canopy, its clearance, its size and the selection of its proposed location.

8. John J. Middleton, AIA, LEED, AP, testified regarding the production of electric usage for the school anticipated from the proposed solar panel array.

9. All three of the above mentioned witnesses gave some testimony regarding the Applicant's exploration of alternate locations for the array, including ground mounting and roof mounting on the school itself.

10. A member of the public, Eileen Clark, questioned the effect of the solar energy project on local taxes.

11. In response to the question by Ms. Clark, Mr. McIlvaine gave additional testimony regarding the bonding of the project and the Board's plan to finance its cost over time.

12. The Board also received and reviewed the three-page Plan titled *Photovoltaic System and Related Work* prepared by Becica Associates, LLC, dated February 4, 2011.

13. The Board also received and considered a report dated February 23, 2011 from the Upper Deerfield Township Environmental Commission, which supported the project.

**NOW, THEREFORE, BE IT RESOLVED**, by the Upper Deerfield Township Planning Board that the Board adopts this Resolution as the record of its performance of the capital project

review, pursuant to N.J.S.A. 40:55D-31(a), and the Planning Board's furnishing of its input to Cumberland Regional Board of Education representatives respecting the project.

**TOWNSHIP OF UPPER DEERFIELD  
PLANNING BOARD**

By: \_\_\_\_\_  
BRUNO A. BASILE, CHAIRMAN

ATTEST: \_\_\_\_\_  
VICKI VAGNARELLI, Secretary

Memorialize: 2/28/11

**Roll Call**

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Terry O'Neill – Aye

Gene Stoms – Aye

Jack Waselik, Alt #1 – Aye

Bob Whitesell, Alt #2 – Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Ernest Holt – Aye

Scott Smith – Absent

Louis J. Bramante, Jr., Alt #3 –

Anthony Buono, Sr., Alt #4 –

**Applicants/Developments**

P-2-11 Galetto Realty Co., LP (Development: Trimark Bldg Inc.) Adult Day Care Facility 1206/1.03 Pre/Final S/P w Variances or Waivers required.

Applicant presented plan to the Redevelopment Entity of the Township of Upper Deerfield February 17 and was approved with Resolution 11-2.

Resolution 11-2 from the Redevelopment Entity of the Township of Upper Deerfield was read into record. Attorney, Rocco Tedesco & Steven Nardelli represented the applicant.

Three issues were remaining: Storm Water Management/Basin, Redesign of Island and Choice of Planting. Discussion concerning Planner, Engineer and Environmental Reviews transpired.

On motion of Ernest Holt, seconded by Jack Waselik with all approving the public hearing was opened.

Lynn Maun spoke on behalf of Environmental Commission – was not concerned with Environmental impact statement due to being farmed but was concerned with soil testing due to farming pesticides.

Bob DuBois had no issues with the applicants Stormwater Management Report dated January 31, 2011.

On motion of Jack Waselik, seconded by Russ Vanella with all approving the public hearing was closed.

On motion of Ed Fleetwood seconded by Ernest Holt the Board Approved Preliminary and Final Site Plan.

**Roll Call**

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Terry O'Neill – Aye

Gene Stoms – Aye

Jack Waselik, Alt #1 – Aye

Bob Whitesell, Alt #2 – Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Ernest Holt – Aye

Scott Smith – Absent

Louis J. Bramante, Jr., Alt #3 –

Anthony Buono, Sr., Alt #4 –

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Chairman Basile, as is standard for him, offered attendees and Board members the opportunity to speak and or discuss any matter they deemed essential.

Ed Overdeest chairman for Draft Landscaping Ordinance Subcommittee informed the Board they met February 10, 2011 and Randy is working on changes.

Being no further business on motion of Ed Fleetwood, seconded by Ernest Holt the meeting adjourned at 8:40pm.

Respectfully,

Vicki Vagnarelli  
Secretary