

**Township of Lumberton
Land Development Board
Regular Meeting
June 20, 2012**

The regular meeting of the Lumberton Township Land Development Board was called to order by Acting Chairman Pagenkopf on Wednesday, June 20, 2012 at 7:30 p.m.

Acting Chairman Pagenkopf read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On January 4, 2012 advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. and no new matter shall be initiated after 11:00 p.m., except where the Land Development Board, by majority vote of those present, shall specifically authorize the extension of the meeting beyond 11:00 p.m.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

Roll Call

Citizen Member	Robert Bennett, Absent Nancy Bleznak Sheldon Evans Beverly Marinelli Robert Morton John Pagenkopf Craig Potter, Absent
Representatives of Governing Body	James Conway, Jr. Sean Earlen
Alternate #1	
Alternate #2	Edward Borm, Absent
Alternate #3	
Alternate #4	Mr. Tynon
Solicitor	Mark Roselli, Esq.
Consulting Engineer	William Long, PE Alaimo Group
Consulting Planner	Joseph Augustyn, PP, AICP, Absent Kevin Rijs, PP, Absent

Minutes

Meeting minutes for Regular Meeting May 16, 2012

Motion was made by Mr. Conway to table minutes for May 16, 2012, seconded by Mr. Earlen. The vote was affirmative and the motion carried.

Correspondence

Letter dated May 14, 2012 from Mr. Thomas Bintliff rendering is resignation from the Land Development Board effective May 14, 2012.

Motion was made by Mr. Evans to accept Mr. Bintliff's letter of resignation, seconded by Mr. Motion. The vote was affirmative and the motion carried.

Resolutions

Items for Action

- a. ***Hogue, Fran***
57 Fenimore Road
Block 36, Lot 11.02
Zone RA/S

Chairman Pagenkopf stated that the applicant was before the board for a bulk variance for ground mounted solar panels. Mr. John Mutch from Trinity Solar was sworn in to provide testimony for the applicant.

Mr. Mutch testified that there would be two separate ground mounted arrays. The first one would have a setback from the side property line of approximately 34 feet and the second one would have a setback from the side property line of approximately 25 feet. The height of the array would be approximately 8 feet.

Mr. Mutch explained that the decision to have ground mounted solar panels instead of roof mounted was because of the angel that would be required for the panels could not be met if they placed them on the roof.

Chairman Pagenkopf asked about the surrounding area, Mrs. Hogue testified that they own the properties that boarded her lot and that the solar panels will have no effect.

Testimony was provided in regards to the benefits of alternative energy describing the benefits that was out way any negative criteria.

Mr. Long reviewed with the applicant his review letter dated May 10, 2012. All outstanding items were satisfactorily addressed.

Chairman Pagenkopf asked if anyone from the public had any questions, there being none. He asked for a motion from the board.

Motion was made by Mr. Morton to approve, seconded by Mr. Conway for Bulk Variance for placement of ground mounted Solar Panels. The vote was affirmative and the motion carried.

b. Hogue, Fran III
61 Fenimore Road
Block 36, Lot 12.03
Zone RA/S

Chairman Pagenkopf stated that the applicant was before the board for a bulk variance for ground mounted solar panels. Mr. John Mutch from Trinity Solar was sworn in to provide testimony for the applicant.

Mr. Mutch testified that there would be two separate ground mounted arrays. The first one would have a setback from the side property line of approximately 24 feet and the second one would have a setback from the side property line of approximately 18 feet. The height of the array would be approximately 10 feet.

Mr. Mutch explained that the decision to have ground mounted solar panels instead of roof mounted was because of the angel that would be required for the panels could not be met if they placed them on the roof.

Chairman Pagenkopf asked about the surrounding area, Mr. Hogue testified that his parents own the properties that boarded his lot and that the solar panels will have no effect.

Testimony was provided in regards to the benefits of alternative energy describing the benefits that was out way any negative criteria.

Mr. Long reviewed with the applicant his review letter dated May 10, 2012. All outstanding items were satisfactorily addressed.

Chairman Pagenkopf asked if anyone from the public had any questions, there being none. He asked for a motion from the board.

Motion was made by Mr. Ealen to approve, seconded by Mr. Morton for Bulk Variance for placement of ground mounted Solar Panels. The vote was affirmative and the motion carried.

c. Culver, Lynn
10 Hopewell Ave
Block 53, Lot 9
Zone RA/S

Mr. & Mrs. Culver were sworn in to provide testimony. Also, Mr. Mark Onori from Amped on Solar was also sworn in to provide testimony for the applicant.

Chairman Pagenkopf stated that the applicant was before the board for a bulk variance for the installation of a grounded mounted solar system.

Mr. Onori testified that there would be two ground mounted solar arrays. The decision to have ground mounted solar panels instead of roof mounted was because of the angel that would be required and square footage could not be met if they placed them on the roof.

The board questioned the applicant about the existing buffering if any of the trees would have to be removed, Mr. Onori stated that they may have to be trimmed back but no trees would need to be removed.

Mr. Long reviewed with the applicant his review letter dated June 9, 2012. All outstanding items were satisfactorily addressed.

Chairman Pagenkopf asked if anyone from the public had any questions, there being none. He asked for a motion from the board.

Motion was made by Mr. Evans to approve, seconded by Mr. Morton for Bulk Variance for placement of ground mounted Solar Panels. The vote was affirmative and the motion carried.

Old Business

Public Comment

Comments from Professionals

There was none.

Comments from the Board

a. Bill List

Mr. Conway had some questions in regards to the bills from Emmons & Richards and requested that those bills be pulled.

A motion was made by Mr. Morton, seconded by Mr. Earlen to approve the bill list for June. The vote was affirmative and the motion carried.

A motion was made by Mr. Morton, seconded by Mr. Evans to approve the bill list for May. The vote was affirmative with the exception of Mr. Earlen who abstained and the motion carried.

Adjournment

At 8:46 p.m. a motion was made by Mr. Conway, seconded by Mr. Earlen to adjourn. The vote was unanimous and the motion carried.

Respectfully submitted,

Catherine A. Borstad
Land Development Board Secretary