

**Township of Lumberton
Land Development Board
Regular Meeting
March 18, 2015**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Darji on Wednesday, February 18, 2015 at 7:38 p.m.

Chairman Darji 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 23, 2015 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. Pursuant to the Board's adopted procedure, no new application will be started, or witness testimony taken after 11:00 p.m. All such matters will be continued until the next available Board meeting. If the time limit of the Board for action is not extended by the Applicant the matter will be voted upon in the evidence setting the Board finds itself at the time action is taken.

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

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| Citizen Members | Robert Bennett Catherine Borstad Rakesh Darji Sheldon Evans Bob Healey (Absent) William Tynon Audrey Winzinger (Absent) |
| Representatives of Governing Body | James Conway (Absent) Sean Earlen (Absent) |
| Alternate #1 | Donald Tallo |
| Alternate #2 | Matthew Kausch |
| Alternate #3 | Roseanne Tulio-Kwiatkowski |
| Alternate #4 | Christopher Ciorlito |
| Solicitor | Mr. William R. Burns, Esq., Capehart & Scatchard |
| Consulting Engineer | Mr. Kurt Otto, PE, CME CME Engineering |
| Consulting Planner | Joseph M. Petrongolo, C.L.A., R.L.A., P.P. Remington, Vernick & Arango |

At this time Mr. Burns sworn in Mr. Tallo & Mr. Kausch.

Minutes

Reorganization Meeting & Regular Meeting minutes for February 18, 2015.

Motion was made by Mr. Bennett, seconded by Ms. Borstad to approve the Reorganization & Regular meeting minutes of February 18, 2015. The vote was affirmative with the exception of Mr. Tynon and Mr. Tallow, who abstained, and the motion carried.

Correspondence

There was none.

Resolutions

There was none.

Items for Action

- a. **Lumberton Solar
Stacey Haines Road
Block 37, Lot 1
Amended Final Site Plan**

Present representing the applicant was Mr. Fong Joe Hou, Esq.

Ms. Julia G. Algeo, PE of Maser Consulting, PA was sworn in as an expert witness for this application. The Board accepts Ms. Algeo as an expert.

Ms. Algeo explained to the Board that the application is for an amendment to the final site plan approval that was received on October 20, 2011. The property is location at 48 Stacy Haines Road and is a 119.15 acre site. The property is located east of Ark Road and is across from the South Jersey Regional Airport. The prior approval was for 18.5 Megawatt DC with variances related to an 8' fence. The current application is for a 9.57 Megawatt DC facility which will be a little less than 60%. The original approval was for 80 acres of solar, the amended approval is for approximately 33 acres of solar. The construction will consist of one phase. The 8' high security fence will be around the solar area. Landscaping will be provided similar to the original plan. The remaining portion of the property will remain as agricultural use.

Mr. Petrongolo suggested that more screening be provided to screen the solar panels. The applicant has agreed to work out landscaping with Township Professionals.

Mr. Petrongolo stated that all conditions from the prior approval will remain in effect. Mr. Petrongolo referred to his letter dated February 9, 2013. The applicant has agreed to the Planner's comments addressed in letter dated February 9, 2015

Mr. Otto referred to his letter dated February 23, 2015. The applicant has agreed to the Engineer's comments in letter dated February 23, 2015.

Mr. Petrongolo also stated that this approval will only be for a Phase 1. Any future improvements/additions will require the applicant to come back for approval consideration.

At this time Chairman Darji opened the meeting up for public comment. There being none, this portion of the meeting was closed.

Mr. Burns gave the Board a summary of the application for approval. The application is for an amended final site plan to reduce the size from the prior approved project. All prior conditions will remain in effect. The new project will be constructed in one phase. The facility will have an 8' high fence around the solar area. Landscaping will be worked out with Township Professionals. The applicant will comply with Engineer and Planner's comments. There is testimony on record that no subdivision is proposed.

Motion was made by Mr. Tynon, seconded by Mr. Evans to approve the amended final site plan application. The vote was unanimous, and the motion carried.

Public Comment

There was none.

Comments from Professionals

There was none.

Comments from the Board

A. Bill List

Motion was made by Mr. Bennett, seconded by Ms. Borstad to approve the bill list. The vote was unanimous and the motion carried.

Executive Session

Adjournment

Motion was made by Ms. Borstad, seconded by Mr. Bennett to adjourn at 7:56 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary

Executive Session

The Board discussed the Historic Ordinance. It was decided that a copy of the guidelines on Historic Review would be provided to be discussed further and then to refer recommendation to the Committee.

