

**Township of Lumberton  
Land Development Board  
Regular Meeting  
November 18, 2010**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Morton on Thursday, November 18, 2010 at 7:30 p.m.

Chairman Morton 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, 2010 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	Thomas Ammerman, Vice-Chairman Robert Bennett Sheldon Evans Beverly Marinelli Robert Morton, Chairman John Pagenkopf Craig Potter	
Representatives of Governing Body	James Conway, Jr. Lewis Jackson	(Absent)
Alternate #1	Nancy Bleznak	(Absent)
Alternate #2	Thomas Bintliff	
Alternate #3		
Alternate #4	Ed Borm	
Solicitor	Peter Emmons, Esq.	
Consulting Engineer & Planner	Thomas Cundey, P.E. Remington, Vernick & Arango	
Consulting Planner	Mr. Petrongolo Remington, Vernick & Arango	
Board Secretary	Catherine Borstad	

## **Minutes**

Meeting minutes for October 21, 2010

Motion was made by Mr. Evans, seconded by Mr. Potter to approve the October 21, 2010 Meeting minutes. The vote was affirmative with the exception of Mr. Bintliff who abstained and the motion carried.

## **Correspondence**

### **Resolutions**

- a. 2010-21 Walmart, 1740 Route 38, Block: 22, Lot: 8.02. Preliminary and Final Major Site Plan. Continued to November 18, 2010.

Motion was made by Mr. Evans, to approve Resolution 2010-21 seconded by Ms. Marinelli. The vote was affirmative with the exception of Mr. Bintliff and Mr. Borm who abstained.

- b. b. 2010-22 Virtua Health and Rehabilitation Center, 62 Richmond Ave. Block 12, Lot(s) 1 and 2, Block 17, Lot(s) 1.01, 2.01 and 2.02. Preliminary and Final Major Site Plan. Applicant has requested that the application be withdrawn. Approved.

Motion was made by Mr. Potter, to approved Resolution 2010-22 seconded by Ms. Marinelli. The vote was affirmative and the motion carried.

- c. 2010-23 Perfection Cleaning by Max, 1626 Route 38, Block 19.05, Lot 9.05. Minor site plan. Denied without prejudice.

Motion was made by Mr. Evans to approve Resolution 2010-23 seconded by Mr. Potter. The vote was affirmative with the exception of Mr. Borm who absented and the motion carried.

### **Items for Action**

- a. ***Mount Holly Garage – Miller Ford  
1592 Route 38  
Block 7, Lot 8 & Block 19.44 Lot 1  
Minor Site Plan for the installation of Solar Panels***

Mr. Conway stepped down.

Mr. Ronald Morgan, attorney for applicant, sworn in to provide testimony. The application before the board is for the installation of Solar Panels in an existing parking area to the rear of property. It is in the B2 and B1 zone with an overlay for the Redevelopment Zone which required the applicant to appear before the Township Committee for the proposed use of the property. They appeared before the Township Committee on November 4, 2010 and received approval for this use.

Chairman Morton asked for a motion to deem the application complete.

Motion was made by Mr. Evans seconded by Mr. Ammerman to deem the application

complete. The vote was affirmative and the motion carried.

Mr. Nicholson, Engineer, Mr. Miller Owner and Mr. Hauber sworn in to provided testimony.

Mr. Nicholson, provided testimony in regards to the submitted and revised site plan dated November 18, 2010 in response to townships professional comments.

Revision was made to the plan amending the setback to be 60' by shifting the panels behind the 60' setback line.

Exhibits A-2 – A- 5 marked, regarding the existing landscape buffering. Buffering along the residential areas will be supplemented were required. It was decided that a landscaping plan will be submitted to the Township Planner for approval.

Exhibits A-6 – A-7 marked, regarding the installation of the solar panels showing the height of panels and how they are mounted.

Mr. Hauber from Solar Company provided the following:

Supports are drilled into the ground. Solar panels installed in the retention basin are elevated so they will all be the same height. The panels will be two feet off the ground so that they can perform maintenance underneath. All the wires are tucked into the array and any other wiring will be installed in conduit according to the National Electric Code. Mr. Ammerman asked how maintaince will be performed. Mr. Hauber stated that they would be using a lawn mower.

Ms. Marinelli asked about the possibility of glare, Mr. Hauber indicated that the panels they use are absorbent panels and they have no glare. Mr. Ammerman asked about the position of the panels. Mr. Hauber stated that they would be tilted south.

Mr. Pagenkopf asked which solar array would generate noise, Mr. Hauber indicated that none of them generate any noise, no moving parts. Mr. Hauber explained that the panels are put together in strings that goes to a combiner box in the form of direct current (dc) to an inverter which converts it to ac which than will be sent to the building. Mr. Pagenkopf asked where the inverters will be, Mr. Hauber stated that there would be multiple inverters that would run down the center. Mr. Pagenkopf asked if anything would be generating noise it would be the inverters, Mr. Hauber responded yes, but these inverters are not that big and would not generate any noise. Mr. Pagenkopf asked if they use lead free solder, Mr. Hauber responded yes.

Mr. Pagenkopf proposed that they look into using grass seed that maximum growth is 4 to six inches to minimize maintenance. Mr. Hauber stated that they would look into it, to keeping mowing to once a year.

Mr. Hauber stated that the whole solar array would be fenced in. Three sides are already fenced in they would install a 4' chain link fence between the solar array and the parking area. Mr. Nicholson stated that the fence will be added to the plans prior to submission.

Chairman Morton asked if the board had any other questions, there being none, Chairman Morton asked if the Professionals had any questions.

Mr. Petrongolo asked if the panels were locked in place. Mr. Petrongolo asked if these panels would only be servicing this site, Mr. Hauber responded yes.

Mr. Petrongolo pointed out that this site has a different Block and Lot from the dealership, but is accessory to the dealership and that should consider consolidating the lots so

that these panels would remain accessory to primary use of the dealership and not be a standalone Solar Panel field. Mr. Hauber stated that they would be required to consolidate the lots according to Board of Public Utilities. Mr. Miller stated that they would consolidate the lots.

Mr. Evans stated that they should not buffer to much along Maple Grove Blvd to allow some visibility to make sure no kids have jumped the fence. The professionals will address this during their final review of the plans.

Mr. Petrongolo asked about the possibility of removing the panels if they are no longer being used. Mr. Hauber stated that the Solar industry has gone through a lot of changes, in the future they don't see any significant changes within the next 10 to 15 years. Life expectancy of the panels is 50 to 60 years. Mr. Petrongolo stated that if for any reason the Solar Panels are not being used they should be removed within a reasonable time period.

Chairman Morton asked if anyone else from the public wishes to speak. There being none, this portion of the meeting was closed.

Mr. Emmons stated that this application is for site plan.

Motion was made by Mr. Evans seconded by Mr. Bennett to approve the application. The vote was affirmative and the motion carried.

**b. Walmart  
Route 38  
Block 22, Lot 8.02  
Amended Final and Preliminary Site Plan Application**

\*\*Transcripts are prepared for this portion of the meeting. Please refer to the Transcript for detailed analog.

Present at this hearing were:

*Ms. Tracy Siebold, Esq. Ballard, Spahr, LLP, 210 Lake Drive East, Suite 200, Cherry Hill, New Jersey 08002 attorney for the applicant.*

*Mr. Jeffrey Baron, Esq., Baron & Reifberg attorney representing Ms. Dottie Levrege.  
(arrived at 8:00)*

*Mr. Ron Gasiorowski, attorney representing Karl Eickoff.*

Mr. Zimmerman, Licensed Professional planner sworn to testify on behalf of the opposing counsel.

Discussion was held in regards to the meeting date for December 2010, it was decided that the regular scheduled meeting of December 16, 2010 at 7:30 be moved to December 15, 2010 at 7:00.

Motion was made by Mr. Pagenkoff, seconded by Mr. Potter, to continue the application. The vote was unanimous and the motion carried.

Chairman Morton asked for a motion to move the December meeting date.

Motion was made by Mr. Ammerman seconded by Mr. Conway to moved the regular scheduled meeting date from December 16, 2010 at 7:30 to Wednesday December 15, 2010 at 7:00. The vote was unanimous and the motion carried.

**Old Business**

No Old Business.

**Public Comment**

**Comments from Professionals**

**Comments from the Board**

**A. Bill List**

Motion was made by Mr. Conway, seconded by Mr. Marinelli to approve the bill list. The vote was unanimous and the motion carried.

**Adjournment**

Motion was made by Mr. Conway and seconded by Mr. Ammerman to adjourn at 10:30 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Catherine A. Borstad  
Land Development Board Secretary