

**Township of Lumberton
Land Development Board
Regular Meeting
December 17, 2014**

The regular meeting of the Lumberton Township Land Development Board was called to order by Chairman Bennett on Wednesday, December 17, 2014 at 7:30 p.m.

Chairman Bennett 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 16, 2014 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 Catherine Borstad, Board Secretary Rakesh Darji, Chairman (Absent) Jim Campbell (Absent) Sheldon Evans Bob Healey Audrey Winzinger
Representatives of Governing Body	James Conway, Jr. Sean Earlen (Absent)
Alternate #1	William Tynon
Alternate #2	Donald Tallo
Alternate #3	
Alternate #4	Matthew Kausch
Solicitor	Mr. Crook, Esq., Capehart & Scatchard
Consulting Engineer	Mr. Chad Gaulrapp, PE Pennoni Associates
Consulting Planner	Joseph M. Petrongolo, C.L.A., R.L.A., P.P. Remington, Vernick & Arango

Minutes

Regular Meeting minutes for November 19, 2014.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve the Regular meeting minutes of November 19, 2014. The vote was affirmative with the exception of Ms. Borstad and Mr. Campbell, who abstained, and the motion carried.

Correspondence

There was none.

Resolutions

a. 2014-14 Tyson, Charles, 60 Bridge Road, Block: 46, Lot: 11.02. Bulk Variance for the construction of a 24x32 addition to existing residential dwelling.

Motion was made by Mr. Evans, seconded by Mr. Tallo to approve resolution 2014-14. The vote was affirmative with the exception of Ms. Borstad, Mr. Healey and Ms. Winzinger, who abstained, and the motion carried.

Items for Action

- a. **PSE&G**
1700 Route 38
Block 23, Lots 1, 2, 8 & 9
Preliminary and Final Major Site Plan Landfill Solar Project

** A Transcript was prepared for this portion of the meeting by PSE&G**

Council representing PSE&G was in attendance to present the project to the Board.

Mr. Petrongolo stated that the application can be deemed complete. The outstanding issues regarding the lot lines being shown on the survey and the plan needing to be signed and sealed by a Licensed Surveyor can be a condition of approval.

Motion was made by Mr. Conway, seconded by Mr. Evans to deem the application complete.

Mr. Paul Drake, PSE&G Senior Environmental Specialist, sworn to provide expert testimony.

Exhibits were marked as follows:

Exhibit A-1 - Aerial Photo of Landfill

Exhibit A-2 - Site Plan

Exhibit A-3 - Plan showing the number of impervious coverage for the entire project.

Exhibit A-4 - Plan showing the solar panels.

Testimony was given regarding the project. The project is for the installation of solar panels in the closed landfill that resides in Lumberton, Mt. Holly and Eastampton Townships. 1826 solar panels or 4.6% of the project will be in Lumberton Township, which is the smallest portion of the project. The existing fence will be repaired and maintained. PSE&G has already received approval from Mt. Holly Township.

Twenty-five (25) signs will be posted around a 100' parameter of fence. Mr. Petrongolo stated

that a waiver from section 130:55 b(7) will be required for the signage.

Testimony was given regarding the solar panels. The solar panels will have a ballast foundation which will be preformed and placed on the ground. The solar panels are then bolted to the ballast. The solar panels are oriented to the best direction of the sun. It was mentioned that the solar panels have a 20 year life span; however some panels can last 40 years. The solar panels do not make any noise or glare. There will be an invertor that may make a humming sound, but that will not be in the Lumberton Township portion of this project.

Testimony was given with regards to the type of grass that will be planted. It will be a low growing grass mixture that only needs to be cut 1-2 times per year.

Testimony was given that PSE&G employees will monitor the site with cameras.

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

Mr. Crook summarized the approval for the Board stating that a variance is needed and a waiver for the total amount of signage.

Motion was made by Mr. Tallo, seconded by Mr. Healey to approve the project. The vote was unanimous and the motion carried.

Mr. Conway stepped out at 8:25

- b. **AT&T Cell Tower/Prickett Property**
186 Fostertown Road
Block 33, Lot 2 & Block 32, Lot 7
TDR Disenrollment for the Installation of a Cell Tower

Mr. Crook stated that the application can be rejected as incomplete.

Motion was made by Mr. Healey, seconded by Mr. Evans to reject the application as incomplete. The vote was unanimous and the motion carried.

Mr. Conway returned to the Board at 8:35

Public Comment

There was none.

Comments from Professionals

There was none.

Comments from the Board

A. Bill List

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

Executive Session

Executive Session at 8:39

Board returned at 8:50

Adjournment

Motion was made by Mr. Healey, seconded by Mr. Conway to adjourn at 8:51p.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.