

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, April 12, 2010 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: Robert Comer, Ernest Holt, Terry O'Neil, Bruce Peterson, alternate # 1 Russ Vanella, alternate # 4 Pauline Smith (sworn in)

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

Absent: Edward Fleetwood, Jodi Hirata, Gene Stoms, alternate # 2 John Timberman, alternate # 3 Gary Barbeck,

Solicitor Theodore H. Ritter swore in alternate # 4 Pauline Smith.

On motion of Bruce Peterson, seconded by Robert Comer, minutes of March 8 and 15 meeting, unanimously approved.

On motion of Ernest Holt, seconded by Bruce Peterson the following Resolution was memorialized.

RESOLUTION # 2-2010

Township of Upper Deerfield Planning Board

Applicant's Name: Comet Land Development, L.L.C.

Application: For Use Variance and Major Site Plan Approval

Completeness Hearing: March 15, 2010

Findings of Fact:

1. Applicant was represented by Kevin Bright, who appeared for the Completeness Hearing with witnesses and exhibits.

2. The Board accepts as factual the plans and documents submitted by and on behalf of applicant:

- a. Tree Management Plan dated February 8, 2010.
- b. Major Site Plan dated February 8, 2010.
- c. Environmental Impact Statement dated February 2010.
- d. Stormwater Management Report dated February 11, 2010.
- e. Environmental Impact Statement Addendum dated March 1, 2010.
- f. Correspondence from Justin Michael Murphy, Esq. dated March 1, 2010.
- g. Undated information respecting Ground Mount Photovoltaic Systems.
- h. Correspondence from ABR Consultants dated February 25, 2010.

3. The Board also received and considered the Completeness Review Report of Planning Board Planner Randall Scheule, PP/AICP dated February 25, 2010 and the Completeness Review Report by Planning Board Engineer, Robert C. DuBois, P.E. dated February 23, 2010.

4. The Planning Board finds, based upon the recommendations of its professional staff, that the above referenced data, submitted by and on behalf of Applicant, is sufficiently complete for the purpose of scheduling the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of Upper Deerfield Township deems the Application of Comet Land Development, L.L.C. complete and schedules the public hearing thereon for Monday, April 19, 2010, at the Upper Deerfield Township Municipal building.

Upper Deerfield Planning Board

BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Roll Call

Bruno Basile –Aye	Ed Overdevest – Aye
Robert Comer – Aye	Ed Fleetwood – cannot vote/Absent
Jody Hirata –Absent	Ernest Holt – Aye
Terry O’Neill – cannot vote	Bruce Peterson – cannot vote
Gene Stoms – Absent	
Russell Vanella, Alt #1 – Aye	John Timberman, Alt #2 – No Vote/Absent
Gary Barbeck, Alt #3 – No Vote/Absent	Pauline Smith, Alt # 4 – No Vote

3 Ordinances were reviewed with Planner Randy Scheule

The first amends Section 98-40.3 of the Code – it revises the conditional use requirements for Large Retail Stores and repeals the design requirements

The second amends the Redevelopment Plan by repealing the design requirements from Exhibit F – a reference note to the Design Guidelines is added here

The third proposes significant revision to the Design Guidelines, incorporating many of the provisions from Exhibit F, and specifically addressing Large Retail Stores.

After discussion the Board unanimously voted to approve changes made at this time.

Planner, Randy Scheule reviewed and received input from the Board along with the Environmental Commission pertaining to **Master Plan Reexamination, Master Plan Goals**. Randy would like to see plotting of all approvals in the township on a map along with what we already have.

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Someone thought ten or more years ago a college student worked on a land use map so we will research to see if this transpired.

The May 10, 2010 meeting, we will review what changes have been made from tonight's meeting.

Being no further business on motion of Bruce Peterson, seconded by Robert Comer the meeting was adjourned at 8:48 pm.

Respectfully Submitted,

Vicki Vagnarelli
Planning Board Secretary