

The reorganization meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 11, 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 the annual reorganization meeting of the Planning Board of the Township of Upper Deerfield. "In compliance with the Open Public Meetings Act" notice of such meeting was published at least 48 hours prior to the meeting in The News of Cumberland County and filed with the Township Clerk in compliance with said Act.

REORGANIZATION MEETING

Present:

Chairman: Bruno Basile

Members: Edward Fleetwood, Jodi Hirata, Ernest Holt, Gene Stoms, alternate # 1 Russ Vanella, Alternate # 3 David Dean, Alternate # 4 Gary Barbeck

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

Absent: Vice Chairman: Ed Overdevest, Robert Comer, Terry O'Neil, Bruce Peterson, alternate # 2 John Timberman

Theodore H. Ritter, Solicitor swore in additional two alternates, David Dean and Gary Barbeck, alternate # 3 and alternate # 4 respectively due to the Planning and Zoning Board being combined as one Board.

Election of Chairman and Vice Chairman Officers:

Chairman Bruno Basile turned the meeting over to Theodore H. Ritter, Solicitor and he requested nominations to elect a 2010 Chairman.

On motion of Ernest Holt seconded by Ed Fleetwood, Bruno Basile was nominated and approved unanimously as Chairman for 2010. Nominations were closed on motion of Ed Fleetwood, seconded by Ernest Holt.

Theodore H. Ritter, Solicitor turned the meeting over to Chairman Basile and he requested nominations to elect 2010 Vice Chairman. On motion of Jody Hirata, seconded by Ed Fleetwood, Ed Overdevest was nominated and approved unanimously as Vice Chairman for 2010. Nominations were closed on motion of Gene Stoms, seconded by Ed Fleetwood.

Appointment Of Professionals (made by Township Committee through fair and open process)

Solicitor , Theodore H. Ritter, Esq.

Engineer, Robert DuBois, P.E.

Randall Scheule, PP, AIC, Karabashian Eddington Planning Group, LLC,

On motion of Ed Fleetwood, seconded by Ernest Holt, the Board unanimously approved the Planning Board Professionals for year 2010 approved by the Township Committee.

Approval of Advertising Agency:

Upper Deerfield Township

January 11, 2010

Page 2

On motion of Ed Fleetwood seconded by Jodi Hirata the Board unanimously approved The News of Cumberland County as the source for advertisement.

Approval Of 2010 Meeting Dates & 2011 January Reorganization & Regular Meeting Date:

On motion of Ernest Holt, seconded by Ed Fleetwood the Board approved the meeting dates for 2010 as follows:

**Township of Upper Deerfield Planning Board
Notice of Public Meeting Dates for 2010**

NOTICE IS HEREBY GIVEN that the meetings of the Planning Board of the Township of Upper Deerfield will be held at 7:00 pm at the Municipal Building, State Highway 77, Seabrook, New Jersey as follows:

Meetings

Monday, January 11, 2010 (Reorganization)

Wednesday February 17, 2010

Monday, March 8, 2010

Monday, April 12, 2010

Monday, May 10, 2010

Monday, June 14, 2010

Monday, July 12, 2010

Monday, August 9, 2010

Monday, September 13, 2010

Wednesday, October 13, 2010

Monday, November 8, 2010

Monday, December 13, 2010

Monday, January 10, 2011 Reorganization/Regular Meeting

At the meetings held on the above dates, formal action may or may not be taken.

Work Sessions

Wednesday, January 20, 2010

Monday, February 22, 2010

Monday, March 15, 2010

Monday, April 19, 2010

Monday, May 17, 2010

Monday, June 21, 2010

No Session

No Session

Monday, September 20, 2010

Monday, October 18, 2010

Monday, November 15, 2010

No Session

Planning Board Committees 2010:

On motion of Jody Hirata, seconded by Ed Fleetwood Committee Assignments were approved as follows:

(4 or less Voting Board Members may be on Committee - cannot have a quorum of 5 or more.)

(Alternates fill in if & when needed.)

Budget Committee

Chairman, Bruno Basile

Deputy Mayor, Bruce Peterson

Vice Chairman, Edward Overvest

Site Plan Review Committee

Engineer, Robert C. DuBois, P.E.

Housing/Zoning Officer, Edward Fleetwood

Board Member, Robert Comer

Deputy Mayor, Bruce Peterson

Alternate # 3, David Dean

Upper Deerfield Township

January 11, 2010

Page 3

Master Plan Review Committee

Planner, Randall Scheule, PP,AIC, Karabashian Eddington Planning Group, LLC

Chairman, Bruno A. Basile

Housing/Zoning Officer, Edward Fleetwood

Vice Chairman, Edward Overdevest

Board Member, Robert Comer

Southern Economic Development Plan Sub Committee

Planner, Randall Scheule, PP,AIC, Karabashian Eddington Planning Group, LLC

Vice Chairman, Ed Overdevest

Housing/Zoning Officer, Ed Fleetwood

Deputy Mayor, Bruce Peterson

Alternate # 2, John Timberman

Being no further business for the reorganization meeting on motion of Ed Fleetwood, seconded by Ernest Holt the reorganization meeting was closed at 7:15pm.

Respectfully Submitted,

Vicki Vagnarelli

Recording Secretary

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 11, 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.

The regular meeting beginning at 7:16pm of the Planning Board followed the closing of the reorganization meeting.

On motion of Ed Fleetwood, seconded by Ernest Holt, minutes of December 14, 2009 meeting, was unanimously approved.

On motion of Edward Fleetwood, seconded by Jodi Hirata the following Resolution was memorialized.

RESOLUTION 27-2009
TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

APPLICANT'S NAME: WALMART STORES, INC.
 Block 1208, Lot 1.01

APPLICATION FOR: Retroactive Extension

PUBLIC HEARING: December 14, 2009

WHEREAS Wal-Mart Real Estate Business Trust previously was granted minor subdivision approval by this Board in Resolution 33-2007 memorialized on 10/10/07.

WHEREAS Applicant seeks a retroactive extension of the statutory protection period which otherwise would have expired on 9/10/08;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Upper Deerfield that the applicant Wal-Mart Real Estate Business Trust is hereby granted two retroactive one year extensions which will extend the statutory period of protection through to 9/10/10.

TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

By: _____
Bruno A. Basile, Chairman

Upper Deerfield Township

January 11, 2010

Page 5

Attest: _____
Vicki Vagnarelli, Secretary

Roll Call

Bruno Basile –Aye

Robert Comer – Absent

Jody Hirata – Aye

Terry O’Neill – Absent

Gene Stoms – Aye

Russell Vanella Alt #1 – No Vote

David Dean Alt #3 – No Vote

Ed Overdevest – Absent

Ed Fleetwood – Aye

Ernest Holt – Aye

Bruce Peterson – Absent

John Timberman, Alt #2 – No Vote/Absent

Gary Barbeck Alt # 4 – No Vote

On motion of Edward Fleetwood, seconded by Jodi Hirata the following Resolution was memorialized.

RESOLUTION 28-2009
TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD
RIPARIAN ZONE ORDINANCE

PUBLIC HEARING: December 14, 2009

WHEREAS the Planning Board subcommittee has drafted a proposed Riparian Zone Ordinance and presented it to the Board for its review and consideration;

WHEREAS the Board adopts the subcommittee’s proposed draft ordinance as appropriate and consistent with the Township’s Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Upper Deerfield that the draft Riparian Zone Model Ordinance dated 12/8/09 is hereby referred to the governing body for action.

TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD

By: _____
Bruno A. Basile, Chairman

Attest: _____
Vicki Vagnarelli, Secretary

Roll Call

Bruno Basile –Aye

Robert Comer – Absent

Jody Hirata – Aye

Terry O’Neill – Absent

Gene Stoms – Aye

Russell Vanella Alt #1 – No Vote

Ed Overdevest – Absent

Ed Fleetwood – Aye

Ernest Holt – Aye

Bruce Peterson – Absent

John Timberman, Alt #2 – No Vote/Absent

Board Discussion

Upper Deerfield Township Planning & Zoning Board is now Combined as one and will continue to be called Planning Board. Zoning Applicants will be heard at the second meeting unless there is a need to use the first meeting.

The board discussed when Wal-Mart would be heard and decided on February 17 & 22 at the Elizabeth Moore School and Chairman Basile made a public announcement of this. Chairman Basile would like a sign in sheet for those who wish to speak.. Russ and Jody volunteered to arrive early to assist secretary with this.

State Troopers are reserved for each meeting due to the large number expected to attend.

Township solicitor Ted Baker, Esq. will be present also due to the Redevelopment entity.

Board member, Gene Stoms requested attorney's to speak to public at the beginning of meeting so they know what to expect. Moore School has been reserved into March for these meetings. Any additional dates will need to be approved through the school board.

Solicitor, Theodore Ritter provided and reviewed the following handouts to enhance the Boards knowledge with zoning applications.

1. Excerpt from Cox Treatise, page 55-the fundamental difference between Planning Board functions and Zoning Board functions.
2. Explanation of Voting procedure
 - A. Disqualification of Vice Mayor on Use Variances
 - B. Disqualification of Township committeeman on Use Variances
 - C. Disqualification of Zoning Officer on all Variance Applications
3. Explanation of the seating of an alternate member
4. Zoning Law Memorandum to Board Members (handout #1)
5. Memorandum on Medici v. BPR Co. (handout #2)
6. Outline of recommended Planning board Policies and Procedures Resolution (handout #3)
7. Pass out Upper Deerfield Township Zoning Board of Adjustment Board Procedures Resolution – May 27, 2008 (handout #4)
8. Pass out example of a Members' Handbook (handout #5)

Solicitor stated "Zoning Board has to be like a Jury, No discussion with anyone. If at site - no dialog. Cannot have vote influenced"

Chairman Basile went over work program and asked Board members to inform Secretary if they feel items should be added.

Randy Scheule thanked the Board for accepting him as Planner. Clerk/Administrator requested his review on the Definition of "Coverage" see his letter dated January 11, 2010.

Correspondence

Zoning Board of Adjustment- Annual Review of Decisions Report for Cases Heard in 2009

CC Dept. of Planning & Development- John W. Moore enrolled property Bk 202 Lots 8 & 8.02 into permanent farmland preservation program

Upper Deerfield Township

January 11, 2010

Page 7

Board Member Additional Information

Planning Board Members Address, Telephone, Fax, (Please review for accuracy, make necessary changes at this time)

NJ Planner December 2009/January 2010

Work Program for UD Planning Board to Accomplish in 2010 (completed info on back of page)

Township Committee Members 2010 Address, Telephone, Fax

Being no further business at this time on motion of Ed Fleetwood, seconded by Ernest Holt the meeting was adjourned at 9:00pm.

Respectfully Submitted,

Vicki Vagnarelli