

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, November 15, 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: Russ Vanella, Pauline Smith, Ernest Holt, Terry O'Neil, Bruce Peterson, Jack Waselik alternate # 1, John Timberman alternate # 2, Bob Whitesell alternate # 3, Louis J. Bramante, Jr. alternate # 4

Staff: Planner Randy Scheule, PP, AICP, Solicitor Theodore H. Ritter, Esq., Secretary Vicki Vagnarelli.

Absent: Engineer Robert C. DuBois, P.E., (not mandatory to attend) Edward Fleetwood, Gene Stoms

On motion of Ernest Holt, seconded by Russell Vanella the Board accepted and approved the following Ordinances move forward to the Township Committee as they were found to be consistent with the master plan.

**ORDINANCES:**

Ordinance amending Section 98-40.3 of the Code of the Township of Upper Deerfield

Ordinance amending the "Upper Deerfield Redevelopment Area Redesign Guidelines"

Ordinance amending "Exhibit F" of the Township of Upper Deerfield Redevelopment Plan

Ordinance amending "Exhibit E" of the 'Redevelopment Plan' for the Township of Upper Deerfield

Ordinance amending Section 98-7 of the Zoning and Development Code of the Township of Upper Deerfield

**Roll Call**

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Terry O’Neill – Abstain

Gene Stoms – Absent

Jack Waselik, Alt #1 Aye

Bob Whitesell, Alt #3 Abstain

Ed Overdevest – Aye

Ed Fleetwood – Absent

Ernest Holt – Aye

Bruce Peterson –Abstain

John Timberman, Alt #2 Absent

Louis J. Bramante, Jr. Alt # 4

**PROFESSIONALS/COMMITTEES/COMMISSIONS**

Planner, Randy Scheule discussed Draft of Comets Landscape Agreement and Environmental Commission Recommendations. He along with Township Solicitor Theodore Baker has been working with Comet on the Landscape agreement. On motion of Ernest Holt, seconded by Pauline Smith the Board unanimously approved by voice vote to have Planner Randy Scheule incorporate the comments by the Environmental Commission and send back to Comet.

Randy Scheule discussed Retail Parking due to our Ordinance not being realistic with the calculations for parking spaces. He will be working on this part of the ordinance. The example he was using was the old Wax Bros building.

Randy also spoke of the Final Draft Farmland Preservation Plan dated 10-29-10 prepared by Delaware Valley Regional Planning Commission. A meeting was held 11/15/10 at the municipal building with Randy, Roy Spoltore, Administrator, Suzanne McCarthy with DVRPC and the Ag Board. They found minor changes needed to be made. The Board will receive those changes within the next couple of weeks and the goal is for a Public Hearing to be heard at the December 13 meeting.

**PUBLIC COMMENT**

Two residents came before the Board to speak informally. One being Mr. Bernard Tkaczynski and another being Mr. Jim MacMahan

Being no further business on motion of Bruce Peterson, seconded by Ernest Holt the

Respectfully Submitted,

Vicki Vagnarelli  
Planning Board Secretary