

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, November 8, 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: Ernest Holt, Terry O'Neil, Pauline Smith, Russ Vanella, alternate # 1 Jack Waselik  
alternate # 3 Bob Whitesell alternate # 4 Louis J. Bramante, Jr.

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

Absent: Edward Fleetwood, Jodi Hirata, Bruce Peterson, Gene Stoms, alternate # 2 John Timberman

Chairman Basile accepted resignation sent through the Township Committee on Board members Robert Comer, Jody Hirata and Gary Barbeck.

New members were sworn in and are as follows: alternate # 1 Jack Waselik alternate # 3 Bob Whitesell  
alternate # 4 Louis J. Bramante, Jr..

On motion of Ernest Holt, seconded by Russell Vanella, minutes of October 13 and 18 meeting, unanimously approved.

On motion of Ernest Holt, seconded by Russell Vanella the following Resolution was memorialized.

**RESOLUTION NO. 22-2010**

**UPPER DEERFIELD TOWNSHIP  
PLANNING BOARD**

**WHEREAS**, the Upper Deerfield Township Planning Board adopted the Master Plan Reexamination Report at a Public Hearing on August 9, 2010, and;

**WHEREAS**, that Report contains specific recommendations for the Master Plan Development Regulations, and;

**WHEREAS**, it is desirable to list these recommendations in order of priority, to enable the Township to establish an achievable schedule of tasks in conjunction with its ongoing planning efforts, and;

**WHEREAS**, a subcommittee of the Board met and discussed priorities on October 7, 2010. The subcommittee organized the Master Plan recommendations into two timeframes – those that can be accomplished within six months, and those to be completed within twenty-four months. The subcommittee report was brought before the full Planning Board on October 18, 2010,

**NOW, THEREFORE, BE IT RESOLVED**, that the Upper Deerfield Township Planning Board does hereby approve a 2011 Planning program as set forth in the Memorandum dated October 18, 2010, addressed to the Planning Board of Upper Deerfield Township from Randall Scheule, PP/AIC, Planning Board Planner. A copy of said Memorandum is annexed hereto and made a part hereof.

CERTIFICATION

This Resolution was dully adopted on October 18, 2010.

TOWNSHIP OF UPPER DEERFIELD  
PLANNING BOARD

By: \_\_\_\_\_  
BRUNO A. BASILE, CHAIRMAN

ATTEST: \_\_\_\_\_  
VICKI VAGNARELLI, SECRETARY

Memorialized: November 8, 2010

**Roll Call**

Bruno Basile – No vote  
Russell Vanella – Aye  
Pauline Smith – Absent  
Terry O’Neill – No vote  
Gene Stoms – Absent  
Jack Waselik, Alt #1 – new member  
Bob Whitesell, Alt #3 – new member

Ed Overdevest – Aye  
Ed Fleetwood – Absent  
Ernest Holt – Aye  
Bruce Peterson – Absent  
John Timberman, Alt #2 – Absent  
Louis J. Bramante, Jr. Alt # 4 - new member

**Applicants/Developments:**

Z-13-10 Centerton Nurseries represented by Howard Melnicove requested the application TABLED to the next regularly scheduled meeting. The Board agreed to the date of December 13 and no further publication is needed.

P-12-10 UD Estate represented by Howard Melnicove for amendment to a final site plan. Original Final was granted July 24, 1996 and revised on May 12, 1997 was approved for condominium units with a condominium association owning and maintaining common area facilities.

Property became an adult age restricted rental property without a condominium association and the applicant is seeking relief from requirement of establishing their recreational facilities.

Testimony was given by Timothy Baxter-Rosenblum, VP of Mercer Management, owners of UD Estate. Mr. Melnicove also showed a brief video of the facilities area of discussion.

Lease from UD Estates was entered as Exhibit A-1 11-8-10.

On motion of Russell Vanella, seconded by Bob Whitesell the public hearing was open.

Dean Hawk questioned the drainage stone area if it should be fenced in. Engineer Robert DuBois explained that the depth of the water dictates if a fence is needed and this was not deep enough.

Mr. Hawk also questioned when it was approved as condominiums, which was to maintain upkeep.

Attorney Ted Ritter explained it would be the condo association role.

On motion of Russell Vanella, seconded by Bob Whitesell the public hearing was closed.

On motion of Russell Vanella, seconded by Ernest Holt the Board Granted Approval.

**Roll Call**

Bruno Basile – Aye  
Russell Vanella – Aye  
Pauline Smith – Aye  
Terry O’Neill – Aye  
Gene Stoms – Absent  
Jack Waselik, Alt #1 – Aye  
Bob Whitesell, Alt #3 – Aye

Ed Overdevest – Aye  
Ed Fleetwood – Absent  
Ernest Holt – Aye  
Bruce Peterson – Absent  
John Timber man, Alt #2 – Absent  
Louis J. Bramante, Jr. Alt # 4 - Aye

Z 14-10 Nick Rio applicant representing himself. Use variance for an Outdoor Woodstove  
After much discussion On motion of Russell Vanella, seconded by Pauline Smith the public hearing was opened.

Kevin Thompson was in opposition of the applicant. 8 Photos were shown to the Board and entered into evidence as Evidence Rio application 11/8/10 Thompson Pictures 8-Total. Mr. Thompson described a problem with an outdoor wood stove from his prior residence which was reasons he is opposed to this application.

On motion of Ernest Holt, seconded by Bob Whitesell the public portion was closed.

After further discussion, on motion of Russell Vanella seconded by Pauline Smith the Board TABLED the application until the December 13 meeting.

**Roll Call**

Bruno Basile – Aye  
Russell Vanella – Aye  
Pauline Smith – Aye  
Terry O’Neill – Cannot vote  
Gene Stoms – Absent

Ed Overdevest – Aye  
Ed Fleetwood – Absent  
Ernest Holt – Aye  
Bruce Peterson – Absent

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Jack Waselik, Alt #1 – Aye

Bob Whitesell, Alt #3 –

John Timberman, Alt #2 – Absent

Louis J. Bramante, Jr. Alt # 4 – Aye

Z-15-1- Dale Hallquist applicant representing himself adding addition to existing home requiring variances. On motion of Louis Bramante seconded by Russell Vanella the public hearing was opened. No one was in favor or opposition so on motion of Russell Vanella seconded by Louis Bramante the public hearing was closed. On motion of Russell Vanella seconded by Jack Waselik the Board Approved the application.

**Roll Call**

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Terry O’Neill – Aye

Gene Stoms – Absent

Jack Waselik, Alt #1 – Aye

Bob Whitesell, Alt #3 –

Ed Overdevest – Aye

Ed Fleetwood – Absent

Ernest Holt – Aye

Bruce Peterson – Absent

John Timberman, Alt #2 – Absent

Louis J. Bramante, Jr. Alt # 4 –

**PROFESSIONALS/COMMITTEE/COMMISSION**

Planner, Randy Scheule - Draft of Comets Landscape Agreement and Environmental Commission Recommendations. Randy reviewed and asks the board members to review and further discussion will continue November 15.

Sandy Morrissey expressed the Environmental Review was based on protecting the residents.

Farmland Preservation Plan Booklet was given to Board members to review changes and Suzanne McCarthy will be at the November 15 meeting to update the Board.

Being no further business on motion of Ernest Holt, seconded by Russell Vanella the meeting adjourned at 9:25pm.

Respectfully Submitted,

Vicki Vagnarelli  
Planning Board Secretary