

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 14, 2011 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: Edward Fleetwood, Ernest Holt, Pauline Smith, Terry O'Neill, Scott Smith, Jack Waselik alt # 1, Louis J. Bramante, Jr. Alt # 3 Anthony Buono, Sr Alt # 4

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

Absent: Gene Stoms, Russ Vanella, Bob Whitesall alt# 2,

On motion of Ed Fleetwood, seconded by Jack Waselik minutes of February 28, 2011 meeting was unanimously approved.

On motion of Ed Fleetwood, seconded by Louis J. Bramante, Jr the following Resolution was memorialized.

RESOLUTION NO. 6-2011
UPPER DEERFIELD TOWNSHIP
PLANNING BOARD

WHEREAS, Galetto Realty Company, a limited partnership, and MMTM, a general partnership, have applied to the Upper Deerfield Township Planning Board, for a preliminary and final major site plan approval for an Adult Day Care Center facility; and

WHEREAS, the property affected by the application is known as Block 1205, Lot 1.03, on the tax map of Upper Deerfield; and

WHEREAS, the applicant has simultaneously applied to the Redevelopment Entity of Upper Deerfield Township for approval of the proposed development as well as a determination of

consistency with the Redevelopment Plan of the Township of Upper Deerfield, and authorization of the entry into a Redevelopment Agreement between the redeveloper and the Township; and

WHEREAS, the applicant was represented by Rocco Tedesco, Esquire; and

WHEREAS, the board conducted a public hearing at the municipal building in Seabrook, New Jersey on February 28, 2011.

NOW, THEREFORE, the Planning Board of Upper Deerfield Township does hereby find as facts the following:

1. All property owners within 200 feet of applicant's premises were properly served with a Notice of Hearing.
2. A Notice of Hearing was published in the official newspaper more than ten days prior to the hearing.
3. Compliance has been had with each of the various requirements of the open public meetings law.
4. The property affected by this application is known as Block 1205, Lot 1.03. It comprises 7.06 acres on the East side of State Highway #77, opposite the terminus of Love Lane.
5. The Redevelopment Entity of the Township of Upper Deerfield has granted certain waivers to applicant as enumerated in said Redevelopment Entity #11-2; and
6. The Redevelopment Entity of the Township of Upper Deerfield has also found and determined that the Redevelopment Plan permits the proposed use in the zone, namely an Adult Day Care Center; and
7. Applicant submitted a set of plans consisting of eight sheets prepared by Fralinger Engineering dated January 21, 2011, together with the live testimony of Steven Nardelli, P.E.; and
8. Applicant submitted to the Redevelopment Entity, and to the Board, a rendering of the proposed 8,500 square foot building as well as a concept plan for future development of the remainder of the tract; and
9. Other data considered by the Planning Board included:
 - A. The report of Robert C. DuBois, P.E., dated February 22, 2011;
 - B. The report of the Upper Deerfield Township Environmental Commission dated February 16, 2011;
 - C. The report of the Upper Deerfield Township Environmental Commission dated February 28, 2011;

D. The report of Planning Board Planner, Randall Scheule, PP/AIC dated February 28, 2011; and

E. A copy of the Redevelopment Entity's Resolution #11-2.

10. The Planning Board also received input, during the hearing, from Board Engineer, Robert C. DuBois, and from Board Planner Randall Scheule.

11. Environmental Commission member Lynn Maun testified regarding the recommendations of the Environmental Commission.

12. The Board Engineer acknowledged receiving and reviewing the January 31, 2011, Storm Water Management Report prepared by Fralinger Engineering, PA. Mr. DuBois expressed his satisfaction with that report.

BE IT FURTHER RESOLVED THAT, based upon the evidence, combined with the input from, and recommendations of Engineer DuBois, and Planner Scheule, together with the input from the Environmental Commission, and the Redevelopment Entity of the Township of Upper Deerfield, the Board does hereby grant preliminary and final major site plan approval to applicants conditioned upon the following:

1. The plans must be revised to:
 - (a) Indicate that the 12-foot by 24-foot vinyl fence enclosure, along the South wall of the proposed building, is an outdoor patio for use by the clients.
 - (b) Indicate the locations for and screening proposed for all utility and mechanical equipment once those locations have been finalized.
 - (c) Add a detail of the trash enclosure to the plan.
 - (d) Provide a minimum of two trees within the parking lot.
 - (e) Expand the landscape island to be not less than 300 square feet.
 - (f) Show the planting of shrubs at a minimum of three feet from the back of the curb to alleviate damage from parked vehicles.
 - (g) Indicate the extent of lawn area.
 - (h) Indicate the on-center spacing for all proposed shrubs and ground cover plantings.
 - (i) Include a landscape maintenance plan.

2. The landscape design within the eight foot buffer area should be modified in terms of layout, plant numbers, and species, to include staggered plantings so as to provide the required screening.

3. Alternate species, to be approved by the Planning Board Planner, shall be substituted for the crimson pigmy bayberry, and the emerald arborvitae.

4. The sidewalk surrounding the parking area shall be widened to six feet in width.

5. Applicant is required to satisfy all conditions imposed by the Redevelopment Entity, including the execution of a Redevelopment Agreement.

6. Applicant shall rectify any financial responsibility to the Township.

7. Applicant shall obtain any permits or approvals required by any other agency, including, but not limited to, Cumberland Salem Soil Conservation District, and State of New Jersey Department of Transportation.

8. Applicant shall provide letters of service availability from all utilities.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be furnished to applicant, and notice of this action be advertised as required by law.

**TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD**

By: _____
BRUNO A. BASILE, CHAIRMAN

ATTEST: _____
VICKI VAGNARELLI, Secretary

P 17-10 - 1025 North Pearl LLC (Dollar General) Minor S/P w Variance
Attorney Howard Melnicove represented the applicant along with Chester DiLorenzo Engineer ,Mr. Johnathan Vogel, member of LLC and Tim Keeley TDK Group Broker for Dollar General.
Application for tonight had two aspects, one being Size of Signs and two being Type of User occupying two smaller tenant spaces. The Engineer discussed revision of Parking. Furniture store is to occupy one space. On motion of Ed Fleetwood, seconded by Ernest Holt the public hearing was opened.
Mr. Tom Connelly was concerned about the wording in a review from Planning Board Planner where he stated cutoff lighting. Mr. Connelly wanted the board to be aware it should state full cutoff lighting and that the applicant should use less wattage to save energy not more.
Chairman Basile assured Mr. Connelly that the applicant must follow our Lighting Ordinance.
On motion of Ed Fleetwood, seconded by Pauline Smith public hearing closed.

On motion of Ed Fleetwood seconded by Ernest Holt the Board approved Site Plans, Traffic and Parking

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Absent	Ed Fleetwood – Aye
Pauline Smith – Aye	Ernest Holt – Aye
Terry O’Neill – Aye	Scott Smith – Aye
Gene Stoms – Absent	
Jack Waselik, Alt #1 – Aye	Louis J. Bramante, Jr., Alt #3 – Aye
Bob Whitesell, Alt #2 – Absent	Anthony Buono, Sr., Alt # 4 -

The applicant now discussed sizes and types of Signs with the Board. On motion of Ernest Holt, seconded by Jack Waselik the Public Hearing was Opened.

Mr. Tom Connelly favored seeing the Channel Letters rather than box sign.

Mr. Basile is pleased to see the applicant now conforms to ordinance.

On motion of Ed Fleetwood seconded by Jack Waselik the public portion closed.

On motion of Ed Fleetwood, seconded by Ernest Holt the Board approved the Signs.

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Absent	Ed Fleetwood – Aye
Pauline Smith – Aye	Ernest Holt – Aye
Terry O’Neill – Aye	Scott Smith – Aye
Gene Stoms – Absent	
Jack Waselik, Alt #1 – Aye	Louis J. Bramante, Jr., Alt #3 – Aye
Bob Whitesell, Alt #2 – Absent	Anthony Buono, Sr., Alt # 4 -

Planner, Randy Scheule handed out DRAFT Landscape Ordinance and requested the Board review for April 11 meeting.

Chairman Basile announced meeting for March 21 is Canceled and at the April 11 meeting sign sizes will again be discussed.

On motion of Ed Fleetwood, seconded by Ernest Holt the meeting adjourned at 8:50pm.

Respectfully Submitted,

Vicki Vagnarelli
Secretary