

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, December 17, 2012 (changed from December 10) 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, Terry O'Neill, Pauline Smith, Scott Smith, Russ Vanella, Jack Waselik, Louis J. Bramante Jr. Alt #1, Anthony Buono, Sr. Alt # 2, Robert Comer, Alt # 3

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

Absent: Gene Stoms, Michael Blandino, Alt # 4

On motion of Russ Vanella, seconded by Jack Waselik., Minutes of November 19, 2012 Approved.

On motion of Ed Fleetwood seconded by Anthony Buono the following resolution was memorialized.

RESOLUTION 11-2012

Township of Upper Deerfield Planning Board

Applicant's Names: Farm Credit East, ACA

Application No.: P-11-12

Property: Block 2501, Lot 2

Application For: Preliminary and Final Major Site Plan Approval and Side Yard Set Back Variance.

Public Hearing: November 19, 2012

Findings of Fact:

1. Applicant was represented by Michael P. Fralinger, Esquire, who appeared and presented the application on its behalf.
2. Applicant is located at 29 Landis Avenue in the B-2 Zone. The property is designated as Block 2501, Lot 2, has 201 feet of frontage on Landis Avenue, and is located in an established commercial area.
3. The property comprises 1.07 acres and presently contains a 6,045 square feet office building, with 27 parking spaces.
4. Applicant proposes a 2,263 square foot building expansion with twelve (12) additional parking spaces.

5. The lot is irregularly shaped and this causes the existing building, and the proposed addition, to encroach into the side yard set back on the East side.

6. The Board received and considered:

- A. A site plan consisting of five (5) sheets prepared by Fralinger Engineering, dated September 25, 2012.
- B. A Stormwater Management Report prepared by Fralinger Engineering, dated September 25, 2012.
- C. A completed Upper Deerfield Township checklist, and
- D. The completed Planning Board Application with attached photographs and wetlands statement.

7. The Board received and considered the November 7, 2012 report of Board Engineer, Robert C. DuBois, P.E. Mr. DuBois was present and participated in the public hearing.

8. The Board received and considered the report of Board Planner Randall Scheule, PP/AIC, also dated November 7, 2012. Mr. Scheule was present and participated in the hearing.

9. The permitted lot coverage will not be impacted by the proposed addition. The ordinance permits seventy percent (70%) lot coverage in the B-2 Zone. The lot coverage, after the addition, will be fifty-two percent (52%).

10. The present easterly side yard set back is 13.8 feet. After the addition, the side yard set back on the East side will be 11 feet. It is noted that the property to the East of this lot, adjacent to the proposed addition, is a grass area located to the rear of the Golden Pigeon Restaurant parking lot.

11. Farm Credit Branch Manager, Scott Anderson, gave testimony regarding the history of Farm Credit's occupancy of this site.

12. Board members, and their professionals all agreed that it is attractively maintained property and an asset to this area of the Township.

13. The applicant next called James V. Livoti, the project architect, who testified regarding the building expansion plan, the proposed additional lighting, and signage.

14. The Board unanimously voted that the application was deemed complete after granting waivers for:

- A. Environmental Impact Statement.
- B. Site triangles at State Highway 56, and
- C. A landscaping plan.

15. The applicant next called J. Michael Fralinger, Jr., Professional Engineer, who gave testimony regarding the site plan, as well as the positive and negative criteria evidence regarding the side yard set back variance request.

16. No one from the public appeared and testified regarding the application.

17. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of the side yard set back variance due to the lot size and pre-existing site conditions. The Board further finds that such relief can be granted without substantial detriment to the public good and that the granting of such variance will not substantially impair the intent and purpose of the zone plan, nor that of the zoning ordinance of the Township of Upper Deerfield.

18. The Board does further grant preliminary and final site plan approval to applicant subject to the following conditions:

- 1. Applicant shall provide an engineers estimate of site improvements, and post a financial surety for the cost of those improvements.
- 2. Applicant shall revise and submit a perfected plan calling for full cut off shields on all new lighting.
- 3. Applicant's building mounted signage will comply with the ordinance.

4. Applicant will extend the concrete pad for the trash dumpster into the parking lot as recommended by Engineer DuBois.
5. Applicant's Engineer will add maintenance instructions, and a maintenance schedule for the new Stormwater recharge trench.
6. Applicant will obtain any permits and/or approvals required by any other agencies having jurisdiction.

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.

Upper Deerfield Planning Board

BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Memorialized: December 17, 2012

Roll Call

Bruno Basile – Aye	Ed Overdevest – no vote
Russell Vanella – Aye	Ed Fleetwood – no vote
Pauline Smith – no vote	Terry O'Neill – Aye
Scott Smith – Aye	Gene Stoms – absent
Jack Waselik, – Aye	Louis J. Bramante, Jr., Alt #1 – no vote
Anthony Buono, Sr., Alt #2 Aye	Robert Comer, Alt #3 – Aye
Michael Blandino, Alt #4 absent	

APPLICANT/DEVELOPMENT

(Z 12-12) Felipe LaBoy -2301/11.03 Outdoor wood boiler 44 Parvins Mill Road – request from attorney to carry application to January 14, 2013 with no need to further advertise.
Board accepted.

(P 10-12) Robert Hasher -1708/19 Minor S/D w Variance – 51 Old Deerfield Pike – Mr. Hasher represented himself, explained his application and answered questions from the Board.
On motion of Russ Vanella seconded by Jack Waselik public hearing was opened. No one came forth for or against the applicant and on motion of Ed Fleetwood seconded by Anthony Buono the public hearing was closed. On motion of Ed Fleetwood seconded by Jack Waselik the Board approved Completeness.

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – no vote

Pauline Smith – Aye
Scott Smith – Aye
Jack Waselik, – Aye
Anthony Buono, Sr., Alt #2 - Aye
Michael Blandino, Alt #4 - absent

Terry O’Neill – Aye
Gene Stoms – absent
Louis J. Bramante, Jr., Alt #1– Aye
Robert Comer, Alt #3 – no vote

On motion of Ed Fleetwood seconded by Jack Waselik the Board approved Hasher Minor S/D with Variance

Roll Call

Bruno Basile – Aye
Russell Vanella – Aye
Pauline Smith – Aye
Scott Smith – Aye
Jack Waselik, – Aye
Anthony Buono, Sr., Alt #2 Aye
Michael Blandino, Alt #4 absent

Ed Overdevest – Aye
Ed Fleetwood – no vote
Terry O’Neill – Aye
Gene Stoms – absent
Louis J. Bramante, Jr., Alt #1– Aye
Robert Comer, Alt #3– no vote

PROFESSIONALS/COMMITTEE/COMMISSION

Randy – possible approval and recommendation to Twp. Committee on following ordinances:

Accessory Structures & Fences – Planner Scheule requested pulling out section referring to Fences, Walls and Hedges for further review. On motion of Ed Fleetwood, seconded by Anthony Buono the Board Approved to pull the portion Mr. Scheule recommended and to send other portion to Twp Committee.

Roll Call

Bruno Basile – Aye
Russell Vanella – Aye
Pauline Smith – Aye
Scott Smith – Aye
Jack Waselik, – Aye
Anthony Buono, Sr., Alt #2 no vote
Michael Blandino, Alt #4 absent

Ed Overdevest – Aye
Ed Fleetwood – no vote
Terry O’Neill – Aye
Gene Stoms – absent
Louis J. Bramante, Jr., Alt #1 – Aye
Robert Comer, Alt #3 – no vote

Community Impact Statement – with one minor correction on motion of Ed Fleetwood, seconded by Jack Waselik the Board approved to send to Twp. Committee

Roll Call

Bruno Basile – Aye
Russell Vanella – Aye
Pauline Smith – Aye
Scott Smith – Aye
Jack Waselik, – Aye
Anthony Buono, Sr., Alt #2 no vote
Michael Blandino, Alt #4 absent

Ed Overdevest – Aye
Ed Fleetwood – no vote
Terry O’Neill – Aye
Gene Stoms – absent
Louis J. Bramante, Jr., Alt #1– Aye
Robert Comer, Alt #3 – no vote

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Administrative Site Plan on motion of Ed Fleetwood, seconded by Louis Bramante the Board approved to send to Twp. Committee

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Scott Smith – Aye

Jack Waselik, – Aye

Anthony Buono, Sr., Alt #2 - no vote

Michael Blandino, Alt #4 - absent

Ed Overdevest – Aye

Ed Fleetwood – no vote

Terry O’Neill – Aye

Gene Stoms – absent

Louis J. Bramante, Jr., Alt #1– Aye

Robert Comer, Alt #3 – no vote

The public portion of the meeting was open to the audience and Mrs. Ridgway wished the Board a Merry Christmas and thanked the Board for the knowledge she has gained coming to the Planning Board meetings.

Being no further business on motion of Ed Fleetwood, seconded by all, the meeting was adjourned at 7:36pm.

Respectfully Submitted

Vicki Vagnarelli