

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 12, 2012 at 7:00 P.M. in the Municipal Building, Seabrook, N.J.

Vice Chairman Ed Overdevest 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:**

Vice Chairman: Ed Overdevest,

**Members:** Edward Fleetwood, Pauline Smith, Terry O'Neill, Scott Smith, Jack Waselik alt # 1, Louis J. Bramante, Jr. Alt # 2, Anthony Buono, Sr. Alt # 3, Robert Comer, 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:** Chairman Bruno Basile, Ernest Holt, Russ Vanella, Gene Stoms

On motion of Edward Fleetwood, seconded by Pauline Smith, Minutes of February 22, 2012 approved.

**APPLICANT/DEVELOPMENT**

1025 N. Pearl LLC, 1902/5, Seeks Final Phase approval to permit use of remaining 1,800 sq.ft. as retail beauty supply store, (Pre/fin Appr. 1/19/11, Amend Final 3/4/11, Sign Var 3/4/11)

Attorney, Howard Melnicove and principal of applicant, Avram Holzer were in attendance to discuss with the Board the 3<sup>rd</sup> store, signage –complying with ordinance, parking, items to be resolved.

Exhibits A-1 and A-2 photos of building showing signs were entered as evidence.

Zoning Officer and Board member, Mr. Fleetwood noted in the picture the outside display of items and informed applicant Township ordinance does not allow this.

Mr. Holzer mentioned issue regarding his sign blocking neighbors (car wash) sign and stated they purchased a sign for her and are also willing if the Board would approve to add the car wash to the sign displaying names of all the stores within Dollar General building. Solicitor Ritter stated the applicant would need to come back with Application, Notice and have a Hearing.

The solicitor opened to the public even though this was not a public hearing on motion of Ed Fleetwood, seconded by Anthony Buono.

Dean Hawk questioned why the furniture could not be out and informed the Board that at the shopping center a baby store always has items out.

No other residents came forward so on motion of Ed Fleetwood seconded by Pauline Smith the public portion was closed.

On motion of Ed Fleetwood seconded by Robert Comer the Board Approved the application

**Roll Call**

Bruno Basile – Absent  
Russell Vanella – Absent  
Pauline Smith – Aye  
Terry O’Neill – Aye  
Gene Stoms – Absent  
Jack Waselik, Alt #1 – Aye  
Anthony Buono, Sr., Alt #3 – Aye

Ed Overdevest – Aye  
Ed Fleetwood – Aye  
Ernest Holt – Absent  
Scott Smith – Aye  
  
Louis J. Bramante, Jr., Alt #2 – Aye  
Robert Comer, Alt #4 - Aye

56 Auto Complex/South Jersey Autolines – 2301/2 268 Landis Avenue, Minor S/P propose to add display. parking (applicant requested application Tabled 2/22/12)

Attorney, Howard Melnicove, Boyd Wisdom, and Tom D’Arrigo, Architect represented applicant. Premise has 47 total parking spots some listed as display and some listed as inventory. Mr. Wisdom wants to move/shift these spots not increase or decrease. Attorney Ritter thought the terms display and inventory served no purpose so he mentioned eliminating these terms all together.

Exhibit A-1 was introduced into evidence showing building with some vehicles. Various items were discussed some being surface regarding stone, asphalt, drainage and 8’ buffer from roadway. On motion of Ed Fleetwood, seconded by Jack Waselik the Board Approved Completeness.

**Roll Call**

Bruno Basile – Absent  
Russell Vanella – Absent  
Pauline Smith – Aye  
Terry O’Neill – Aye  
Gene Stoms – Absent  
Jack Waselik, Alt #1 – Aye  
Anthony Buono, Sr., Alt #3 – Abstain

Ed Overdevest – Aye  
Ed Fleetwood – Aye  
Ernest Holt – Absent  
Scott Smith – Aye  
  
Louis J. Bramante, Jr., Alt #2 – Aye  
Robert Comer, Alt #4 - Aye

Applicant continued with Minor S/P reviewing Planner and Engineer reports and with further discussion the Public Hearing was opened on motion of Ed Fleetwood, seconded by Robert Comer.

Mr. Tom Connelly discussed lighting

Dean Hawk - thought Board took too long with this application

On motion of Ed Fleetwood, seconded by Jack Waselik the public hearing was closed.

Mr. Ritter asked the Board if they would want to Table the application for review of new plan. Board was all in favor of Tabling application. Mr. Ritter announced no new Notice/Advertisement will be needed.

Vice Chairman Overdevest announced meeting for March 19, 2012 will be Canceled due to no applicants on agenda.

**PROFESSIONALS/COMMITTEE/COMMISSION**

Ed Overdevest: Zone/Open Space Committee (met 2/27/12) will meet again April 2, 2012

**PUBLIC COMMENT**

No one came before the Board

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**BOARD MEMBER ADDITIONAL INFORMATION**

Tony Buono - gave copies of Variance Reference sheet he received from Mandatory Training class

Reminder: Financial Disclosure forms are due

Updates for Code Books given out

Being no further business on motion of Ed Fleetwood, seconded by Robert Comer meeting was adjourned at approximately 8:59pm.

Respectfully Submitted,

Vicki Vagnarelli

Secretary