

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Wednesday, October 10, 2012 at 7:06 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'Neill, Pauline Smith, Scott Smith, Russ Vanella, Jack Waselik alt #1, Louis J. Bramante, Jr. Alt # 2, Anthony Buono, Sr. Alt # 3, Robert Comer, Alt # 4

Staff: Planner Randy Scheule, PP, AIC, Theodore H. Ritter, Esq. and Matthew Ritter, Esq., Secretary Vicki Vagnarelli.

Absent: Edward Fleetwood, Gene Stoms, Engineer Robert C. DuBois, P.E., Solicitor

On motion of Russ Vanella, seconded by Pauline Smith., Minutes of October 10, 2012 Approved

APPLICANT/DEVELOPMENT

Wawa Store 966 – Bk 1209.01 Lot 1 Preliminary/Final Major S/P sale of Diesel Fuel

Duncan M. Prime, Esq. Ron Klos professional engineer with Bohler Engineering and Kristen Ritz, Real Estate Project manager for Wawa represented applicant.

Attorney Prime addressed the Board regarding the sale of diesel fuel for the new clean auto market and signage amending prior final site plan approval. On the southerly end of the existing fueling canopy the applicant proposes a 15,000 gallon underground diesel tank and replacement of two multiple product dispensers with diesel dispensers. Applicant seeks to modify its existing freestanding sign by replacing the tree existing product pricing panels with two panels.

Board member Bob Comer had concerns with tractor trailers coming in thinking they can get diesel fuel and suggest putting up signs notifying they cannot get diesel fuel. After discussion applicant agreed to post five signs stating "No Tractor Trailer Fueling". One on Midway, two on Maple Ave, and 2 under Canopy.

On motion of Russ Vanella, seconded by Louis Bramante Approval was Granted.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Scott Smith – Aye

Jack Waselik, Alt #1 – Aye

Anthony Buono, Sr., Alt #3 Aye

Ed Overdevest – Aye

Ed Fleetwood – Absent

Terry O'Neill – Aye

Gene Stoms – Absent

Louis J. Bramante, Jr., Alt #2 – Aye

Robert Comer, Alt #4 –

Big Al's Automotive LLC – Bk 2602 Lot 1.02 1645 S. Burlington Road – Use Variance, Install new Sign, Waiver of formal S/P Use property in connection with auto sales, storage & salvage yard business

Steve Fabietti Esq., Paul Coulter owner and Sally Birdsall Engineer represented the applicant.

Board was informed this is not a salvage yard and there will be on selling of cars or salvage materials. He tows and impounds cars and will bring them to this site to hold. When vehicle is ready to be picked up he will move it to the 10 car lot business he has on Rte 77. When finances permit he would like to put in cameras to prevent theft. Mr. John Likenchuk owner of property spoke on behalf of the applicant and answered questions from the board.

Some board concerns were oil, fuel, leakage and spill, time frame vehicles would sit on property. Mr. Coulter assured board he uses containers, special blankets to encase area underneath and around vehicle where leaks would occur.

All approved to open public hearing;

Mr. Tom Dailey owner of the property mentioned Mr. Coulter will take care of this property just as he does with his business on Rte 77.

Nancy Ridgway questioned how many cars the lot could hold. On motion of Anthony Buono, seconded by Jack Waselik the public portion was closed. Mr. Coulter proposes a sign on the existing board and will comply with Township Ordinance. The Board would like a 90 day holding period for the vehicles and a log must be kept of vehicles going in and out. Applicant must revise plans to show fence height, evergreens and sign.

On motion of Ed Overdevest, seconded by Pauline Smith Use Variance was Approved

Roll Call

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

On motion of Anthony Buono, seconded by Jack Waselik Waiver of Site Plan was Approved

Roll Call

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

PROFESSIONALS/COMMITTEE/COMMISSION

Randall Scheule discussion of

Sign Ordinance – hand out dated Oct. 15 last update page 8. Board is to review and at next meeting can discuss approving and sending to Township committee.

Ag Zone –

Split Zone - passed out and discussed Map 1, 2, 3

PUBLIC COMMENT

Being no further business on motion of Louis Bramante, seconded by Ed Overdevest the meeting was adjourned at 9:00pm.

Respectfully Submitted

Vicki Vagnarelli