

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Wednesday, October 16, 2013 at 7:00 pm 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 , Russ Vanella, Terry O’Neill, Scott Smith, Jack Waselik, Louis J. Bramante, Jr., Anthony Buono alt# 1, Robert Comer alt# 2, Michael Blandino alt# 3, Joseph Spoltore alt#4

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

Absent: Pauline Smith,

On motion of Ed Fleetwood, seconded by Anthony Buono, Minutes of September 9, 2013 Approved.

On motion of Russell Vanella, seconded by Ed Fleetwood the following resolution was memorialized.

RESOLUTION 20-2013

Township of Upper Deerfield Planning Board

Applicant’s Name: David and Lynda Tribbett

Application No.: Z-9-13

Property: 37 Victory Road
Block 2703, Lot 2

Application For: Side Yard Set Back Variances for Second Story Addition

Public Hearing: September 9, 2013

Findings of Fact:

1. Applicant, David Tribbett, appeared and presented his application together with his contractor-witness, Bill Carr.
2. The subject property is located at 37 Victory Road in the R-2 Zone. It is designated as Block 2703, Lot 2.
3. The property measures 60 feet in width by 176.25 feet in depth for a total of 10,575 square feet, or 0.24 acres.
4. The present minimum lot size in the R-2 Zone is one acre. The present minimum side yard set back in the R-2 Zone is 20 feet.

5. The property is improved with a single-family dwelling constructed, according to Township tax records, in 1949. The present side yard set back is 16 feet on the West side, and 15.5 feet on the East side.

6. Applicant offered a hand drawn rendering which took its dimensions from a survey of the property prepared in the mid 1970's.

7. Applicant sought waivers for:

- A. A letter of interpretation from the DEP regarding wetlands.
- B. Drawing scale.
- C. Sheet size.
- D. Key map, and
- E. Map scale.

8. On motion, the Board granted the requested waivers and deemed the application conditionally complete, subject to applicant furnishing to the Board, for its record, a photocopy of the survey prepared in, or around 1976.

9. The Board also received and considered:

- A. The aforementioned hand drawn plan.
- B. A completed Upper Deerfield Township Checklist, and
- C. The completed Planning Board Application.

10. The Board also received and considered the report of Board Planner, Randall Scheule, PA/AICP, dated August 28, 2013.

11. Applicant proposes to construct a second floor addition to add three bedrooms to the existing single-family dwelling. The proposed addition will measure 28 feet by 28 feet, and will not encroach upon the required front yard set back of 40 feet from the proposed addition to the lot line at the street.

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board does hereby grant side yard set back variances to applicant for the existing conditions, as aforesaid, pursuant to NJSA 40:55D-70(c) and the Upper Deerfield Township Development Ordinance, subject to the following conditions:

1. That applicant furnish, to the Board, a photocopy of the survey from approximately 1976, on which applicants drawing and measurements were based.

2. That compliance be had with all other applicable provisions of the Upper Deerfield Township Zoning Ordinance, and Building Code.

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 September 16, 2013

Roll Call

Bruno Basile – Aye

Ed Overdeest – Aye

Upper Deerfield Township Planning Board

October 16, 2013

Page 3

Russell Vanella – Aye

Pauline Smith – Absent

Scott Smith – Aye

Louis J. Bramante, Jr., no vote

Anthony Buono, Sr., Alt #1 no vote

Michael Blandino, Alt #3 no vote

Ed Fleetwood – no vote

Terry O’Neill – Aye

Jack Waselik – Aye

Robert Comer, Alt #2 no vote

Joseph Spoltore, Alt #4 no vote

On motion of Russell Vanella, seconded by Ed Fleetwood the following resolution was memorialized

RESOLUTION 21-2013

Township of Upper Deerfield Planning Board

Applicant’s Name: Dr. Mark Levitsky

Application No.: Z-6-13

Property: 21 Silver Brook Drive

Block 1105, Lot 11

Application For: Rear Yard Set Back Variance and Lot Coverage

Public Hearing: July 8, 2013

Findings of Fact:

1. Dr. Mark Levitsky was granted a rear yard set back variance, by this Board, following a public hearing, on July 8, 2013.

2. The Board’s decision was memorialized, in the Board’s resolution #16-2013.

3. Thereafter, it came to the attention of the Board’s professional staff that the lot coverage at the property for accessory structures exceeded the 3.5% ordinance limit.

4. A plot plan, amended on August 23, 2013, by Fralinger Engineering indicates that this 0.51 acre lot presently has accessory structures lot coverage of 14% including a shed, pavers, the driveway, a deck and sidewalks.

5. The Planning Board finds and determines that the increase in the impervious lot coverage created by the 100 square foot koi pond will be *de minimus*.

NOW, THEREFORE, BE IT RESOLVED be it resolved by the Planning Board of Upper Deerfield Township, that the Board does hereby amend and supplement its Resolution #16-2013 to provide that:

“The Board does hereby grant a rear yard setback and lot coverage variances to applicant, pursuant to NJSA 40:55D-70(c), and the Upper Deerfield Township Development ordinance, provided that compliance be had with all other applicable provisions of the Upper Deerfield Township Zoning Ordinance and Building Code.”

BE IT FURTHER RESOLVED that a Certified copy of this Resolution be furnished to applicant.

Upper Deerfield Planning Board

BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Memorialized: October 16, 2013

Upper Deerfield Township Planning Board

October 16, 2013

Page 4

Roll Call

Bruno Basile – no vote

Russell Vanella – Aye

Pauline Smith – Absent

Scott Smith – Aye

Louis J. Bramante, Jr., Aye

Anthony Buono, Sr., Alt #1 no vote

Michael Blandino, Alt #3 no vote

Ed Overdevest – Aye

Ed Fleetwood – no vote

Terry O’Neill – Aye

Jack Waselik – Aye

Robert Comer, Alt #2 no vote

Joseph Spoltore, Alt #4 no vote

APPLICANT/DEVELOPMENT

(P 13-12) - Calvin B, Carolyn & Ilene Mason, 2802/5 725 Irving Ave, Mr. Howard Melnicove represented applicant for Re-approval of Minor Subdivision as deeds were not filed with the county from prior approval. On motion of Ed Fleetwood seconded by Jack Waselik the Board Approved reapproval.

Roll Call

Bruno Basile – no vote

Russell Vanella – Aye

Pauline Smith – Absent

Scott Smith – Aye

Louis J. Bramante, Jr., Aye

Anthony Buono, Sr., Alt #1 no vote

Michael Blandino, Alt #3 no vote

Ed Overdevest – Aye

Ed Fleetwood – no vote

Terry O’Neill – Aye

Jack Waselik – Aye

Robert Comer, Alt #2 no vote

Joseph Spoltore, Alt #4 no vote

PROFESSIONALS/COMMITTEE/COMMISSION

Planner Scheule will discuss Streetlights at the October 21 meeting.

Storm water Plan Scheule has had preliminary discussion with Engineer DuBois. Will continue working on.

PUBLIC COMMENT

Public Portion of meeting was opened with no one coming before the Board. Public portion was then closed

BOARD MEMBER ADDITIONAL INFORMATION

The NJ Planner July/August

Being no further business on motion of Ed Fleetwood, seconded by Anthony Buono with all in favor meeting was adjourned at 7:16pm.

Respectfully Submitted,

Vicki Vagnarelli
Secretary