

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, October 21, 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 now the SJ Times and filed with the Township Clerk in compliance with said Act.

Present:

Chairman: Bruno Basile

Vice Chairman: Ed Overdevest

Members: 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

Staff: Engineer Robert C. DuBois, P.E., Planner Randy Scheule, PP, AIC, Secretary Vicki Vagnarelli. Robert J. Pryor, Esq. filled in as Solicitor

Absent: Edward Fleetwood , Pauline Smith, Solicitors Theodore H. Ritter, Esq. and Matthew Ritter, Esq., (due to conflict with application)

On motion of Jack Waselik, seconded by Robert Comer, Minutes of October 16, 2013 Approved.

On motion of Anthony Buono, seconded by Jack Waselik the following resolution(s) was memorialized.

RESOLUTION 22- 2013

Township of Upper Deerfield Planning Board

Applicant's Names: Calvin B., Carolyn and Ilene Mason

Application No.: P-13-12

Property: Block 2802, Lot 5

Application For: Reapproval of Minor Subdivision

Public Hearing: October 16, 2013

Findings of Fact:

1. Applicants were represented by Howard D. Melnicove, Esquire who appeared and presented the application on their behalf.
2. Applicants seek reapproval of the minor subdivision previously approved by the Board on January 14, 2013, and memorialized in Resolution number 2-2013, dated February 11, 2013.
3. Attorney Melnicove informed the Board that his office had inadvertently forgotten to record the Deeds within the 190-day time limit imposed by N.J.S.A. 40:55d-48.
4. The previously approved minor site plan required no variances.
5. Planner Scheule had no objection to the requested reapproval.
6. No one appeared to speak, at the public hearing, in favor of, nor in opposition to the application.

7. N.J.S.A. 40:55d-48 allows for reapproval of said minor subdivision, so long as the application is filed within 190 days of the expiration of the original 190-day approval period.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Upper Deerfield does hereby reapprove the minor subdivision application of Calvin B, Carolyn and Ilene Mason, which was originally approved February 11, 2013 under Board Resolution number 2-2013:

Upper Deerfield Planning Board

BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Memorialized: October 21, 2013

Roll Call

Bruno Basile – Aye	Ed Overdevest – Absent
Russell Vanella – Aye	Ed Fleetwood – Absent/cannot vote
Pauline Smith – Absent	Terry O’Neill – Aye
Scott Smith – Aye	Jack Waselik – Aye
Louis J. Bramante, Jr., Aye	
Anthony Buono, Sr., Alt #1 Aye	Robert Comer, Alt #2 no vote
Michael Blandino, Alt #3 no vote	Joseph Spoltore, Alt #4 no vote

APPLICANT/DEVELOPMENT

(Z 11-13) Community Health Care Inc. (UDT Board of Education Building) 813/4 1369 Hwy 77, Use Variance & Waiver of S/P Establish Healthcare Facility in public zone district where Use is not listed as Permitted Use Attorney Howard Melnicove along with Richard Elwell, VP of Business & School Services and James “Curtis” Edwards Executive VP for Corporate and Safety Compliance represented application.

Will lease a portion of the former administrative offices of Upper Deerfield Township Board of Education building and will utilize 598 square feet.

No external changes are being made, so requesting Site Plan Waiver along with Use Variance.

Reviewed part of Planners review dated 10/16/13

On motion of Robert Comer, seconded by Anthony Buono Completeness was Granted

Roll Call

Bruno Basile – Aye	Ed Overdevest – Absent
Russell Vanella – Aye	Ed Fleetwood – Absent/cannot vote
Pauline Smith – Absent	Terry O’Neill – cannot vote
Scott Smith – cannot vote	Jack Waselik – Aye
Louis J. Bramante, Jr., recused	
Anthony Buono, Sr., Alt #1 Aye	Robert Comer, Alt #2 Aye
Michael Blandino, Alt #3 Aye	Joseph Spoltore, Alt #4 Aye

Further discussion with the Board, Attorney Howard Melnicove, Richard Elwell, James “Curtis” Edwards. Complete Healthcare network is a 501 C3 Not for Profit Corporation, in business for 41 years, headquarter at 53 S. Laurel St. 2nd fl. of TD Bank. Offers affordable accessible high quality health care with 20 facilities in Cumberland, Gloucester and Cape May. Currently in four schools, are close to schools, in retail stores (Shoprite’s in Bridgeton, Vineland and Rio Grand) Facility will service students, parents and community.

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Organization does not take place of the school nurse but works closely with him/her. Parents must give approval for student to be seen at facility with approval on record at school. Two employees, a Nurse Practitioner and Medical Assistant will be at facility. If cannot assist, will refer to appropriate provider. Dental services will not be on premises. Hours of operations will be 8am -12pm. Engineer DuBois recommended in his review to have 5 parking spaces assigned. Attorney Melnicove mentioned as an amendment to the lease.

Chairman Basile would like waste area screened appropriately, alarm used and adequate lighting at night. He would like Planning Board Professionals be a part of this and any sign application that may come in. Planner recommended approval should be for 2 principal uses to run concurrently on the site. Site will have 2 exam rooms 84 square feet each.

On motion of Anthony Buono seconded by Jack Waselik the Public Portion of the hearing was Open. Louis Bramante had concerns such as security points, safe passage to and from school, there is no separation from student and public, well being of student needs to be held to same standard as in school, signage Tom Connelly likes certain lights - gold wing full cutoff Dean Hawk questioned meaning of under 200% poverty Nancy Ridgway does not want big flashing red signs

Being no one further came forward to speak with the Board on motion of Russell Vanella, seconded by Robert Comer the Pubic Hearing Portion was Closed.

Attorney Pryor summarized five issues – Parking reserved, outside trash receptacle screened, consult professional staff with adequate lighting, signage to conform to ordinance and submit to planner and alarm system be inspected by housing building inspector. The vote will be for non conforming use and allow two principal uses on site. On motion of Robert Comer, seconded by Anthony Buono, application was Approved.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Absent

Scott Smith – cannot vote

Louis J. Bramante, Jr., recused

Anthony Buono, Sr., Alt #1 Aye

Michael Blandino, Alt #3 Aye

Ed Overdevest – Absent

Ed Fleetwood – Absent/cannot vote

Terry O’Neill – cannot vote

Jack Waselik – Aye

Robert Comer, Alt #2 Aye

Joseph Spoltore, Alt #4 Aye

PUBLIC COMMENT

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

Street lighting was not discussed.

On motion of Robert Comer seconded by Joseph Spoltore the meeting was adjourned 8:45pm

Respectfully Submitted

Vicki Vagnarelli
Secretary