

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, February 20, 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: Russ Vanella, Pauline Smith, Terry O'Neill, Scott Smith, Jack Waselik, Robert Comer alt# 2, Michael Blandino alt# 3

Staff: Planner Randy Scheule, PP, AIC, Solicitor Matthew Ritter, Esq., Secretary Vicki Vagnarelli

Absent: Edward Fleetwood, Louis J. Bramante, Jr., Anthony Buono alt# 1,
Engineer Robert C. DuBois, P.E., Solicitor Theodore H. Ritter, Esq.

On motion of Russ Vanella, seconded by Pauline Smith, Minutes of February 11, 2013 Approved.

On motion of Jack Waselik seconded by Russ Vanella the following resolution was memorialized.

RESOLUTION 4 - 2013

TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

APPLICANT'S NAME: 2941 Big Oak Road, LLC

APPLICATION NO.: P 1-13

PROPERTY: Block: 802, Lot 2 23-41 Big Oak Road

APPLICATION TYPE: Minor Subdivision, Setback Variances and Design Waiver.

COMPLETENESS HEARING: February 11, 2013

FINDINGS OF FACT:

1. Applicant was represented by Howard D. Melnicove who appeared for the Completeness Hearing.
2. The Board accepts as factual, the plans and documents submitted by on behalf of applicant:
 - A. Upper Deerfield Township application form and checklist.
 - B. Minor Subdivision Plan of Fralinger Engineering, November 5, 2012.
 - C. Certification of ownership.
3. The Board received and considered the Completeness Review report of Board Planner, Randall Scheule, P.P./AICP, dated January 30, 2013.

4. Planner Scheule, and Planning Board Engineer Robert C. DuBois, PE were both present for the Completeness Hearing, and participated therein.

5. The Planning Board finds that waivers can be granted for:

- A. Constraint provision calculations.
- B. Contours, and
- C. Predominant species and size of trees within the wooded area.

6. The Board finds, based upon the recommendations of its professional staff, that the data submitted by, and on behalf of applicant, is sufficiently complete for the purpose of scheduling a public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of Upper Deerfield Township deems the application of 2941 Big Oak Road, LLC, complete and schedules the public hearing thereon for Monday, March 11, 2013, at 7:00 p.m. at the Upper Deerfield Township Municipal Building.

TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD

By: _____
BRUNO A. BASILE, CHAIRMAN

ATTEST: _____
VICKI VAGNARELLI, Secretary

Memorialized: February 20, 2013

Roll Call

- | | |
|-----------------------------------|--------------------------|
| Bruno Basile – Aye | Ed Overdevest – Aye |
| Russell Vanella – Aye | Ed Fleetwood – Absent |
| Pauline Smith – Aye | Terry O’Neill – Aye |
| Scott Smith – Aye | Jack Waselik – Aye |
| Louis J. Bramante, Jr., Absent | |
| Anthony Buono, Sr., Alt #1 Absent | Robert Comer, Alt #2 Aye |
| Michael Blandino, Alt #3 No vote | Vacant Alt #4 |

PROFESSIONALS/COMMITTEE/COMMISSION

Randy Scheule, Planner: Presented power point and gave hand outs regarding Single Family Homes in Ag Zone and Split Zone Lots. Three maps were presented and Ag Zone Non Farm Residence. Maps 1 and 3 were approved to send to Township Committee. Map 2 and Ag Zone Non Farm Residence will be modified and brought back to the Board in March.

There was no public comment.

Being no further business on motion of Russ Vanella, seconded by Jack Waselik the meeting was adjourned at 8:37pm.

Respectfully Submitted,

Vicki Vagnarelli
Secretary