

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 11, 2013 at 7:00 pm 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 , Russ Vanella, Pauline Smith, Terry O’Neill, Scott Smith, Jack Waselik, Louis J. Bramante, Jr., Anthony Buono alt# 1, Robert Comer alt# 2, Michael Blandino alt# 3

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

**Absent:** Chairman: Bruno Basile, Engineer Robert C. DuBois, P.E.

On motion of Russ Vanella, seconded by Jack Waselik, Minutes of February 20, 2013 Approved.

**APPLICANT/DEVELOPMENT**

P 1-13 2941 Big Oak Rd LLC - 23-41 Big Oak Rd 802/2 Minor S/D, Use Variance, 2 Bulk Variances – Public Hearing (Completeness was approved 2-11-13). Planning Board Solicitor Theodore Ritter informed the board No Use Variance would be needed. Representing the applicant was Attorney Howard Melnicove, John Epifanio owner/member of LLC and William Jannarone, Real Estate Broker & Property Manager.

Exhibits entered into evidence from NJ Administrative Code (2012 Edition) regarding water system are as follows: A-1 Section 7:10-1.3 Definitions, A-2 Section 7:10-5.4 Reporting requirements, A-3 Section 7:10-5.5 Public notification, A-4 Section 7:10-5.6 Recordkeeping, A-5 Letter dated 2/16/13 on Pearce-Jannarone Real Estate, Inc. letter head to Ms. Karen m. Fell, Bureau Chief, Bureau of Safe Drinking Water, NJ Dept. of Environmental Protection, A-6 Proposed Well Plan prepared for Pearce Jannarone dated 11-5-2012. Public portion was opened by Louis J. Bramante, seconded by Anthony Buono. No one came forward for or against applicant so on motion of Jack Waselik, seconded by Pauline Smith the public portion was closed.

On motion of Russ Vanella, seconded by Jack Waselik Minor S/D was Approved.

**Roll Call**

Bruno Basile – Absent

Ed Overdevest – Aye

Russell Vanella – Aye

Ed Fleetwood – No vote

Pauline Smith – Aye

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 Aye

Michael Blandino, Alt #3 no vote

Vacant Alt #4

On motion of Anthony Buono, seconded by Robert Comer Design Waiver and Setbacks were Approved

**Roll Call**

Bruno Basile – Absent	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – No vote
Pauline Smith – Aye	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 Aye
Michael Blandino, Alt #3 no vote	Vacant Alt #4

P 2-13 First Wesleyan Church 109 (lot 4) & 115 (lot 3) Old Deerfield Pike 1601 Lots 3 & 4 Minor S/D w Variances. Represented by Attorney Robert Pryor and Herman Evans Jr. Chairman of Board of Trustees. Exhibit(s) were as follows: APP1 copy of Deed of Easement

On motion of Jack Waselik, seconded by Pauline Smith Completeness was Approved

**Roll Call**

Bruno Basile – Absent	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – No vote
Pauline Smith – Aye	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 Aye
Michael Blandino, Alt #3 no vote	Vacant Alt #4

On motion of Louis Bramante, seconded by Jack Waselik the public portion was opened. No one came forward for or against the applicant and on motion of Robert Comer, seconded by Anthony Buono the public portion was closed.

On motion of Jack Waselik, seconded by Anthony Buono Minor S/D was Approved

**Roll Call**

Bruno Basile – Absent	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – No vote
Pauline Smith – Aye	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 Aye
Michael Blandino, Alt #3 no vote	Vacant Alt #4

**BOARD DISCUSSION OF APPLICANT APPROVAL FROM 2012**

56 Auto Complex/South Jersey Autolines was represented by Attorney Howard Melnicove. Discussion was regarding prior approval with regard to lighting and number of car issues. Solicitor Ritter wanted Board members to be aware and he informed the Board they have no power to take any action regarding these issues.

Attorney will work with Township Planner and Zoning Officer. Mr. Melnicove will report back at the April 8<sup>th</sup> meeting unless all can be resolved administratively.

**PROFESSIONALS/COMMITTEE/COMMISSION**

Environmental, Lynn Maun – Outdoor Wood Boilers Presentation. Packet dated November 8, 2012 was distributed to Board members to read/review. Environmental Commission recommends Township create an Ordinance with the commission's assistance.

Planner, Randall Scheule – Split Zone Parcels Map 2 needs additional work and will be presented to the Board at the April 8<sup>th</sup> meeting.

Single-family dwellings in the agriculture Zone -Ag Zone Non Farm Residence was approved and will be sent to Township Committee.

Being no further business on motion of Anthony Buono, seconded by Jack Waselik the meeting was adjourned at 9:18pm

Respectfully Submitted,

Vicki Vagnarelli  
Secretary