

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, May 13, 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, 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, Solicitors Theodore H. Ritter, Esq., Secretary Vicki Vagnarelli.

Absent: Edward Fleetwood, Matthew Ritter, Esq.

On motion of Anthony Buono, seconded by Jack Waselik, Minutes of April 15, 2013 Approved.

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

Township of Upper Deerfield Planning Board

RESOLUTION 7-2013

Respecting Existing Single Family Residences in the Agricultural Zone

WHEREAS, the Planning Board has discussed the topic of existing single-family dwellings presently located within the Agricultural Zone of the Township; and

WHEREAS, the Board observes that some of the dwellings are situated on lots containing at least six acres and would qualify as a farm residence if the remainder of the lot was actively being farmed; and

WHEREAS, the Planning Board observes that detached single-family dwellings are not listed as a permitted use in the Agricultural Zone; and

WHEREAS, it is the objective of the Planning Board to convert existing non-farm residences in the Agricultural Zone to a conforming use; and

WHEREAS, Planning Board Planner Randall Scheule, P.P./A.I.C.P. provided to the Board his report dated March 7, 2013 (attached hereto), regarding single-family dwellings presently located in the Agricultural Zone; and

WHEREAS, after the Board discussed Mr. Scheule's report and having solicited input from the public on the issue; and

WHEREAS, the Planning Board is assigned the power, under the Municipal Land Use Law, to refer to the Township governing body, issues that would benefit from a revision or amendment to the Zoning Ordinance and/or Zoning Map; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of Upper Deerfield Township does hereby recommend to the Township *Committee* that the Zoning Ordinance be revised to include single-family dwellings as a permitted use in the Agricultural Zone. The Board further recommends that this be accomplished by adding a new Subsection 1(g) and a new Note 7 and a new Note 8 to the Ag Zone Schedule of District Regulations in §405, Attachment 2: 9 as follows:

“(g) Single-family, detached dwellings (See Note 7 and Note 8)

Note 7 – The single-family detached dwellings shall have been in existence on the date of this ordinance.

Note 8 – Existing detached single-family dwellings shall be subject to the R-1 District Regulations pertaining to single-family dwellings.”

BE IT FURTHER RESOLVED that this Resolution be forwarded to the Township Committee for study and possible action

CERTIFICATION

This Resolution was duly adopted by voice vote on May 13, 2013.

TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

By: _____
BRUNO BASILE, CHAIRMAN

ATTEST: _____
VICKI VAGNARELLI, Secretary

Roll Call

- | | |
|----------------------------------|--------------------------|
| Bruno Basile – no vote | Ed Overdeest – Aye |
| Russell Vanella – no vote | Ed Fleetwood – Absent |
| 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 Jack Waselik the following resolution(s) was memorialized

Township of Upper Deerfield Planning Board

RESOLUTION 8-2013

Respecting Split Zoned Parcels

WHEREAS, the Planning Board of the Township of Upper Deerfield has considered the topic of split zoned parcels that presently exist in the Township; and

WHEREAS, Planning Board Planner Randall Scheule has provided the Board with a report dated February 20, 2013 and several maps depicting split zoned parcels in the Township; and

WHEREAS, the Planning Board is assigned the power, under the Municipal Land Use Law, to refer to the Township governing body, issues that would benefit from a revision or amendment to the Zoning Ordinance and/or Zoning Map; and

WHEREAS, the Board discussed the topic of split zone parcels at several meetings; and

WHEREAS, on February 20, 2013, the Planning Board approved Maps #1 and #3, and on April 15, 2013 approved Map #2 identifying split zoned parcels in the township and recommending rezoning so as to minimize the number of, if not completely eliminate, the split zoned parcels existing in the Township.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of Upper Deerfield Township does hereby adopt the Maps #1, #2 and #3 prepared by Mr. Scheule which maps identify lots that are presently split zoned; and

BE IT FURTHER RESOLVED that the Board does further recommend zoning changes to those lots as described in Mr. Scheule’s summary report dated May 9, 2013 attached hereto; and

IT IS FURTHER RESOLVED that Maps #1, #2 and #3 are hereby approved and forwarded to the Township Committee for study and possible action

CERTIFICATION

This Resolution was duly adopted by voice vote on May 13, 2013.

TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD

By: _____
BRUNO BASILE, CHAIRMAN

ATTEST: _____
VICKI VAGNARELLI, Secretary

Roll Call

- | | |
|----------------------------------|--------------------------|
| Bruno Basile – no vote | Ed Overdevest – Aye |
| Russell Vanella – no vote | Ed Fleetwood – Absent |
| 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 Jack Waselik seconded by Robert Comer the following resolution(s) was memorialized

Township of Upper Deerfield Planning Board

RESOLUTION 9-2013

Respecting the Adoption of an Administrative Site Plan Ordinance

WHEREAS, the Planning Board, in the Master Plan Reexamination Report adopted by the Board on August 7, 2010 recommended a revision to the Zoning Ordinance to provide a procedure to administratively approve minor changes to approved Site Plans; and

WHEREAS, the Board received and considered a Memorandum from its Planner Randall Scheule, P.P./A.I.C.P., dated December 19, 2012, a copy of which is annexed hereto and made a part thereof; and

WHEREAS, the Board observes that the intent of such an ordinance is to provide a framework for the administrative approval of minor changes to a Site Plan that had been previously approved by Upper Deerfield Township; and

WHEREAS, the Planning Board has discussed the ramifications of recommending to the Township Committee the adoption of an Administrative Site Plan Ordinance; and

WHEREAS, based upon the recommendations of its Planner, Randall Scheule, as set forth in the annexed Memorandum dated December 19, 2012, the Planning Board believes that administrative staff, together with the Board's professional consultants can, on a case-by-case basis, determine whether a modification proposed is appropriate for administrative review based on its consistency with the previously approved plan and its conformance to the Township Code; and

WHEREAS, the Planning Board having recognized that neither zoning variances nor waivers shall be eligible for administrative review and, in conformity with the recommendation of Planner Scheule as set forth in the annexed Memorandum dated December 19, 2012, the Planning Board does wish to forward to the Township Committee a recommendation for the adoption of an Administrative Site Plan Ordinance as aforesaid.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of Upper Deerfield Township that the Board does hereby adopt and endorse the recommendations of Planner Randall Scheule, P.P./A.I.C.P. set forth in the annexed Memorandum dated December 19, 2012 respecting the Township's Adoption of an Administrative Site Plan Ordinance; and

BE IT FURTHER RESOLVED that the Board does further recommend to the Township Committee the adoption of such an Administrative Site Plan Ordinance.

CERTIFICATION

This Resolution was duly adopted by voice vote on May 13, 2013.

TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD

By: _____
BRUNO BASILE, CHAIRMAN

ATTEST: _____
VICKI VAGNARELLI, Secretary

Roll Call

- | | |
|----------------------------------|--------------------------|
| Bruno Basile – no vote | Ed Overdevest – Aye |
| Russell Vanella – no vote | Ed Fleetwood – Absent |
| 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 |

APPLICANT/DEVELOPMENT

Lauren and Elwood Sickler, 48 Park Drive 1705/54 Bulk Variance for lot coverage for accessory use Garage w Overhang. On motion of Jack Waselik, seconded by Louis J. Bramante zoning application was found Complete

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., no vote

Anthony Buono, Sr., Alt #1- no vote

Michael Blandino, Alt #3 no vote

Robert Comer, Alt #2 - no vote

Vacant Alt #4

Upon further discussion the applicants agreed to move the building over 5 feet as to not incur a back yard setback variance. On motion of Jack Waselik seconded by Anthony Buono the public hearing was open. Solicitor Ritter commented on what a fine job the homeowners have done to beautify the corner. With no-one coming before the Board for or against the applicant the public portion was closed on motion of Jack Waselik seconded by Anthony Buono. On motion of Russell Vanella, seconded by Jack Waselik the Board Approved bulk variance.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Scott Smith – Aye

Louis J. Bramante, Jr., no vote

Anthony Buono, Sr., Alt #1- no vote

Michael Blandino, Alt #3 no vote

Ed Overdevest – Aye

Ed Fleetwood – Absent

Terry O’Neill – Aye

Jack Waselik – Aye

Robert Comer, Alt #2 - no vote

Vacant Alt #4

PROFESSIONALS/COMMITTEE/COMMISSION

Randall Scheule: further discussion regarding Cluster Development Regulations – various areas were discussed and the Board would like a 40’ setback regarding driveways. Will be further discussed at next meeting with possible recommendation to send to Township Committee.

PUBLIC COMMENT - Nancy Ridgway commented the 40’ was a good set back to get RV’s, etc. off the road

BOARD MEMBER ADDITIONAL INFORMATION

Seabrook Farms to Carll’s Corner Substation: Supplemental application formally requests withdrawal of request for line verification LOI and FHA-GP 8 & replaces the FHA-GP8 with Flood Hazard Area individual permit request.

The NJ Planner March/April 2013

Financial Statements need to be completed on line.

Being no further business on motion of Jack Waselik, seconded by Louis Bramante the meeting was adjourned at 7:45pm

Respectfully Submitted,

Vicki Vagnarelli
Secretary