

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, June 10, 2013 at 7:02 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, Pauline Smith, Terry O’Neill (came in 7:12pm), Scott Smith, Louis J. Bramante, Jr., Anthony Buono alt# 1, Robert Comer alt# 2, **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: Jack Waselik, Michael Blandino, alt# 3

On motion of Ed Fleetwood, seconded by Robert Comer, May 13, 2013 Minutes Approved.

On motion of Ed Fleetwood, seconded by Robert Comer, the following resolution(s) was memorialized.

RESOLUTION 10-2013

Township of Upper Deerfield Planning Board

Applicant’s Names: Elwood and Lauren Sickler
Property: 48 Park Drive
Block 1705, Lot 54
Zone: R-2
Application: Lot Coverage and possible rear yard setback
Completeness and Public Hearings: May 13, 2013

Findings of Fact:

1. Applicants were *pro se*. Both Elwood Sickler, and Lauren Sickler, gave sworn testimony.
2. The Board accepts as factual:
 - a. The applicant’s marked-up version of a survey dated April 14, 2011, originally prepared by Ewing Associates.
 - b. Planning Board Application Form.
 - c. Schedule “A” Checklist

3. The testimony and exhibits indicated that the lot is serviced by city water, and city sewer.

4. The subject property is a corner lot, bordered on the South by Park Drive, and on the East by North Park Drive.

5. The lot is irregularly shaped, measures .78 acres, and is a pre-existing undersized lot in the R-2 zone. The minimum lot size in the R-2 Zone is one acre.

6. The Board heard testimony from applicants that there was, until recently, an older building at the property measuring 40 feet by 14 feet and used as a garage. That building appeared to have been originally constructed as a chicken coop. That building was recently demolished due to its deteriorated condition.

7. Applicants wish to erect a replacement garage building measuring 40 feet by 24 feet, with a 10 foot by 40 foot overhang, on the North Park Drive side.

8. The variance requested is for lot coverage of 8.7% for the new garage building. Permitted accessory building lot coverage, in the R-2 Zone, is 5%.

9. The Board received and considered the report of Board Planner, Randall Scheule, PP/AIC dated April 30, 2013.

10. No one from the public appeared to testified in favor of, or in opposition to the application.

11. The Board observed, from the exhibits offered, that there appears to be adequate space available on the lot to site the new garage while still maintaining a rear yard set back of 30 feet from the westernmost boundary line of the property.

12. Applicants thereupon agreed to locate the new building not closer than 30 feet from the rear yard (westerly) property line.

13. Members of the Board and staff complimented applicants on the improvements which they have made at the property since acquiring ownership.

14. The Board finds that good cause has been shown and determines that the lot coverage variance can be granted without detriment to the public good. The Board further finds that there will be no negative impact upon the neighborhood, nor upon the zoning ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of Township of Upper Deerfield lot coverage variance is hereby granted to Elwood and Lauren Sickler permitting 8.7% accessory building lot coverage at 48 Park Drive, subject to the following conditions:

1. That rear yard setback of the new structure from the westernmost property boundary line of not less than 30 feet must be maintained.

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

BE IT FURTHER RESOLVED that a certified copy of this resolution be furnished to applicants and notice of this action be advertised as required by law.

Upper Deerfield Planning Board

BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Memorialized: June 10, 2013

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 Absent

Ed Overdevest – Aye

Ed Fleetwood – No vote

Terry O’Neill – absent had not arrived yet

Jack Waselik – Absent

Robert Comer, Alt #2 no vote

Vacant Alt #4

APPLICANT/DEVELOPMENT

(P 4-13) Kim Sod (Don Rogers Jr.) – Land mining 3 yr renewal - 707/5 Fox Road (rear) – a letter dated May 30, 2013 accompanied the application requesting Engineer Robert DuBois complete his required inspection and use the site plans that have been previously submitted due to conditions not being changed in a dramatic fashion. Planning Board Engineer, Robert DuBois performed a site inspection and sent review dated June 7, 2013 informing the Board members that work performed since last renewal is minimal and the site is still in compliance with approved plans. Engineer DuBois had no objection to the Land Mining license being renewed for another three years.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Scott Smith – Aye

Louis J. Bramante, Jr., Aye

Anthony Buono, Sr., Alt #1 Aye

Michael Blandino, Alt #3 Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Terry O’Neill – Absent had not arrived yet

Jack Waselik – Absent

Robert Comer, Alt #2 Aye

Vacant Alt #4

PROFESSIONALS/COMMITTEE/COMMISSION

Planner, Randall Scheule – Cluster Development Regulations –Mr. Scheule reviewed changes for the Board; there was discussion. Chairman Basile on motion of Russell Vanella, seconded by Anthony Buono opened for the public to comment. Nancy Ridgeway questioned what was meant by approval. On motion of Ed Fleetwood, seconded by Robert Comer the Board Approved to Send/Refer to Township Committee.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Aye

Scott Smith – Aye

Louis J. Bramante, Jr., Aye

Anthony Buono, Sr., Alt #1 Aye

Michael Blandino, Alt #3 Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Terry O’Neill – Aye

Jack Waselik – Absent

Robert Comer, Alt #2 no vote

Vacant Alt #4

Planner, Randall Scheule - Streetlights Memo dated May 22, 2013 was discussed and will be discussed further at the July 8 meeting.

Planner, Randall Scheule - Work Program Addendum dated June 4, 2013 Planning Board completed an analysis of vacant land in May 2012. Analysis identified areas where land use conflicts existed or were anticipated based on a number of factors including land use, zoning, environmental sensitivity and infrastructure.

Chairman Basile requested secretary double check on items that have been sent to Township Committee and see what the status is.

Planner Scheule also informed the Board Outdoor Wood Stoves and Storm Water Management Basins should also be on the work program addendum list.

PUBLIC COMMENT

On motion of Ed Fleetwood, seconded by Robert Comer the public portion was opened.

Eileen Clark informed the Board that Sunset Lake was approved for duplexes. Mentioned areas sited as developed such as Friesburg Rd and Cornwell Drive (behind Fire house) can be taken out.

Mr. Tom Connelly gave 1 page (page 1) from Grainger regarding GE Lighting LED Street Lights-Outdoor LED Light Fixtures-Grainger Industrial Su....

All approved to close the public portion

BOARD MEMBER ADDITIONAL INFORMATION

CC Dept. of PW Mosquito Control Division – submit application for permit or approval to NJDEP under Freshwater Wetlands Protections Act

Being no further business on motion of Robert Comer, seconded by Ed Fleetwood the meeting was adjourned at 8:01pm

Respectfully Submitted,

Vicki Vagnarelli
Secretary