

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held Monday, November 17, 2014 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 South Jersey Times South and The Press of Atlantic City and filed with the Township Clerk in compliance with said Act.

**Present:**

Chairman: Bruno Basile, Vice Chairman: Ed Overdevest

Members: Terry O'Neill, Scott Smith, Russ Vanella, Jack Waselik (arrived 7:06), Anthony Buono, Robert Comer alt 1, Joseph Spoltore alt 2, Michele Mooney alt 3, **Staff:** Engineer Robert C. DuBois, P.E., Planner Randy Scheule, PP, AIC, Solicitors Theodore H. Ritter, Esq. , Matthew Ritter, Esq., and Secretary Vicki Vagnarelli.

**Absent:** Louis J. Bramante, Jr, Edward Fleetwood, Laura Hayes alt 4

On motion of Anthony Buono, seconded by Robert Comer November 10, 2014 Minutes were approved.

On motion of Anthony Buono, seconded by Robert Comer Resolution 9-2014 1020 Honoring Robert C. DuBois (retirement end of year)

PLANNING BOARD  
TOWNSHIP OF UPPER DEERFIELD  
CUMBERLAND COUNTY, NEW JERSEY  
**RESOLUTION HONORING ROBERT C. DuBOIS**  
Resolution 9-2014

**WHEREAS**, Robert C. DuBois has announced his intention to retire, effective December 31, 2014, from his position as the Upper Deerfield Township Planning Board Engineer; and

**WHEREAS**, Robert C. DuBois has served Upper Deerfield Township Planning as its staff Engineer since 1988; and

**WHEREAS**, the citizens of Upper Deerfield Township have benefited greatly from the wisdom and professionalism of Robert C. DuBois. His reliable attendance and input at Planning Board meetings have been an invaluable source of engineering expertise and have earned the respect and trust of the Board; and

**WHEREAS**, the members of the Upper Deerfield Township Planning Board and Board staff wish to make note of and express their profound gratitude for Bob's 26 years of faithful service to the Township;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of Upper Deerfield that this Board does hereby express it's best wishes and deep appreciation to Robert C. DuBois, Professional Engineer, for the services rendered to Upper Deerfield Township as its long time Planning Board Engineer.

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution be forwarded to the Mayor and members of the Township Committee, care of the Township Clerk.

**TOWNSHIP OF UPPER DEERFIELD  
PLANNING BOARD**

By: \_\_\_\_\_  
BRUNO A. BASILE, CHAIRMAN

ATTEST: \_\_\_\_\_  
VICKI VAGNARELLI, Secretary

Memorialized: November 17, 2014

**Roll Call**

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – Absent
Terry O’Neill – Aye	Scott Smith – Aye
Jack Waselik – (no vote was not in)	Louis J. Bramante, Jr., Absent
Anthony Buono, Sr. Aye	Robert Comer, Alt #1 Aye
Joseph Spoltore, Alt #2 Aye	Michele Mooney, Alt #3 Aye
Laura Hayes, Alt #4 Absent	

**APPLICANT/DEVELOPMENT**

1020 Bridgeton Chicken LLC, t/a Popeyes 1901/8.01 1020 N. Pearl St., Final Maj. S/P  
Attorney Howard Melnicove represented applicant regarding Final Major Site Plan approval. Planners review was discussed and on motion of Robert Comer, seconded by Russell Vanella the public portion was opened. Being no one came forward for or against applicant on motion of Terry O’Neill seconded by Robert Comer the public portions was closed. On motion of Anthony Buono seconded by Robert Comer the Board gave Final Approval.

**Roll Call**

Bruno Basile – Aye	Ed Overdevest – no vote
Russell Vanella – no vote	Ed Fleetwood – Absent
Terry O’Neill – no vote	Scott Smith – Aye
Jack Waselik – (no vote was not in)	Louis J. Bramante, Jr., Absent
Anthony Buono, Sr. Aye	Robert Comer, Alt #1 Aye
Joseph Spoltore, Alt #2 Aye	Michele Mooney, Alt #3 Aye
Laura Hayes, Alt #4 Absent	

**PROFESSIONALS/COMMITTEE/COMMISSION**

The Board discussed Updated Farmland Preservation Plan presented 11-10-14 by CC Matt Pisarski and on motion of Jack Waselik seconded by Anthony Buono the Board approved the plan.

**Roll Call**

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – no vote	Ed Fleetwood – Absent
Terry O’Neill – Aye	Scott Smith – Aye

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Jack Waselik – Aye  
Anthony Buono, Sr. Aye  
Joseph Spoltore, Alt #2 Aye  
Laura Hayes, Alt #4 Absent

Louis J. Bramante, Jr., Absent  
Robert Comer, Alt #1 Aye  
Michele Mooney, Alt #3 Aye

The Board discussed and Approved Russell Farm, a residential zone becoming Farmland Preserved

**Roll Call**

Bruno Basile – Aye  
Russell Vanella – no vote  
Terry O’Neill – Aye  
Jack Waselik – Aye  
Anthony Buono, Sr. Aye  
Joseph Spoltore, Alt #2 Aye  
Laura Hayes, Alt #4 Absent

Ed Overdevest – Aye  
Ed Fleetwood – Absent  
Scott Smith – Aye  
Louis J. Bramante, Jr., Absent  
Robert Comer, Alt #1 Aye  
Michele Mooney, Alt #3 Aye

Randall Scheule -Possible discussion of Ordinances – there was no discussion.

**BOARD MEMBER ADDITIONAL INFORMATION**

Letter dated 11/11/14 from Township Solicitor Rocco Tedesco regarding his presentation at 11/10/14 meeting.

Chair Basile questioned the Master Plan and when it would need to be reviewed. Planner Scheule informed it should be every 10 years.

Vice Chairman Ed Overdevest questioned Fair Share Housing

Chairman Basile requested the Board get reports quarterly from Township Committee.

On motion of Robert Comer with all approving the meeting was adjourned at 7:32pm

Respectfully Submitted;

Vicki Vagnarelli