

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, August 13, 2012 at 7:00 P.M. 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 Overdeest,

Members: Edward Fleetwood, Ernest Holt, Terry O’Neill, Scott Smith, Russ Vanella, Jack Waselik alt # 1, Robert Comer, Alt # 4

Staff: Engineer Robert C. DuBois, P.E., Planner Randy Scheule, PP, AIC, Solicitor Theodore H. Ritter, Esq. and Matthew Ritter, Esq., Secretary Vicki Vagnarelli.

Absent: Pauline Smith, Gene Stoms, Louis J. Bramante, Jr. Alt # 2, Anthony Buono, Sr. Alt # 3,

On motion of Ed Fleetwood, seconded by Ernest Holt, Minutes of July 9, 2012 approved

On motion of Ed Fleetwood, seconded by Terry O’Neill the following Resolution was adopted & memorialized

RESOLUTION # 7-2012

Township of Upper Deerfield Planning Board

Applicant’s Name: LL Transportation d/b/a Papco, L.L.C.

Property: Block 2501, Lot 8.02
1709 South Burlington Road

Application For: Minor Site Plan Approval

Public Hearing Hearing: July 9, 2012

Findings of Fact:

1. The applicant was represented by Howard D. Melnicove, Esquire who appeared and presented the application on its behalf.
2. The property is known as Block 2501, Lot 8.02. Its street address is 1709 South Burlington Road. It is located in the General Industry zone.
3. Applicant seeks to add a 2,400 square foot addition to an existing building to provide additional indoor truck repair space.

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4. With the 2,400 square foot proposed addition, the total building size will be increased from the present 5,638 square feet to a new total of 8,038 square feet.
 5. Stephen Nardelli, a professional engineer, testified as an expert on behalf of applicant.
 6. Harry Pappiano, an employee of applicant gave factual testimony.
 7. The Board received and considered the following exhibits:
 - a. Development Application.
 - b. List of waivers requested.
 - c. Application Check List for Minor Site Plan.
 - d. Kistler Builder's floor plan and elevation drawings.
 - e. Upper Deerfield Applicant Information Sheet.
 - f. Photographs of existing conditions.
 - g. Site plan prepared by Fralinger Engineering, P.A. under date of May 7, 2012, comprised of pages SP-1, SP-2, and SP-3.
 6. The Board finds that the proposed application will not require any variances.
 7. The Board grants applicant's request for Minor Site Plan Checklist waivers for:
 - a. Providing contours across property.
 - b. Details of wooded area.
 - c. Wetlands delineation.
 8. The Board deemed the application complete.
 9. The Board received and considered the June 21, 2012, report from Planner Randall Scheule.
 10. The Board received and considered the June 28, 2012, report of Board Engineer, Robert C. DuBois, P.E.
 11. The testimony indicated that the application is currently pending before the Cumberland County Planning Board since South Burlington Road is a county road.
 12. The testimony indicated that Papco has operated from this facility for the last five or six years. It is a twenty-four hour a day, seven day a week, operation.
 13. The testimony of Mr. Pappiano indicated that truck repairs are taking longer and as the facility is experiencing delays in obtaining necessary parts for repairs of trucks.
 14. The testimony indicated that the proposed addition will be erected over an existing concrete pad. It will be up to the applicant to satisfy the Construction Code Office that the concrete pad is of sufficient strength to support the new use as planned.
 15. There will be no new lighting, but existing lighting will be relocated to the new rear wall of the building.
 16. The testimony indicated that storm water management has never been a problem at this facility, that there will be no changes to impervious coverage, and that existing storm water management facilities are adequate.
 17. Applicant's engineer agreed to file a perfected plan which will include sight triangles at the driveway entrances.
 18. No one from the public appeared to ask questions, or testify, in favor of or against the application.
 19. The Planning Board has carefully considered this minor site plan application and finds that good cause exists for the granting of approval.
- NOW, THEREFORE, BE IT RESOLVED** that, this Board does hereby grant Minor Site Plan approval to applicant pursuant to N.J.S. 40:55D-7 and the provisions of the Upper Deerfield Township Planning Board provided that the following conditions are met:
- A. That compliance be had with all other applicable requirements of the Upper Deerfield Township Zoning Ordinance and Building Code.
 - B. That the existing shed and office trailer presently located on the concrete pad where the addition is to be erected be permanently removed from the property prior to the issuance of the Certificate of Occupancy for the building addition.
 - C. Applicant will use building mounted full cut off lighting for illumination of the rear of the property in conjunction with the construction of the planned addition.
 - D. Applicant will file a perfected plan which will include the details for the full cut-off lighting.
 - E. Applicant will furnish a statement from Applicant's engineer to the Planning Board Engineer that the driveway sight easement required by the Township Code falls within the County Right-of-Way on Burlington Road.
 - F. Applicant shall also address other conditions as agreed to by the Applicant at the public hearing, including those contained in the Board Engineer's and Planner's reports.

BY: _____
BRUNO A. BASILE, Chairman

ATTEST: _____
VICKI VAGNARELLI, Secretary

Date of Adoption: August 13, 2012

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – no vote
Pauline Smith – Absent	Ernest Holt – no vote
Terry O’Neill – Aye	Scott Smith – Aye
Gene Stoms – Absent	
Jack Waselik, Alt #1 – no vote	Louis J. Bramante, Jr., Alt #2 – Absent
Anthony Buono, Sr., Alt #3 Absent	Robert Comer, Alt #4 - Aye

APPLICANT/DEVELOPMENT

Z 7-12 Perdue Agribusiness Bk 1205/4 – 73 Silver Lake Road, Major Preliminary/Final Site Plan –gravel area for outdoor storage of corn

Applicant was represented by Attorney Rocco Tedesco, Steve Nardelli of Fralinger Engineers, and Brian Palmer facility manager of Perdue. Gave detail to the Board of proposed application and after discussion on motion of Ed Fleetwood, seconded by Robert Comer the Board found the applicant Complete.

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – Aye
Pauline Smith – Absent	Ernest Holt – Aye
Terry O’Neill – Aye	Scott Smith – Aye
Gene Stoms – Absent	
Jack Waselik, Alt #1 – no vote	Louis J. Bramante, Jr., Alt #2 – Absent
Anthony Buono, Sr., Alt #3 Absent	Robert Comer, Alt #4 - no vote

On motion of Ed Fleetwood seconded by Jack Waselik the public portion of the hearing was Open. Nancy Ridgway was trying to understand the discussion regarding the trees/brush and where trees would be located. On motion of Ernest Holt, seconded by Jack Waselik the public hearing was Closed.

Roll Call

Bruno Basile – Aye	Ed Overdevest – Aye
Russell Vanella – Aye	Ed Fleetwood – Aye
Pauline Smith – Absent	Ernest Holt – Aye
Terry O’Neill – Aye	Scott Smith – Aye
Gene Stoms – Absent	
Jack Waselik, Alt #1 – no vote	Louis J. Bramante, Jr., Alt #2 – Absent
Anthony Buono, Sr., Alt #3 Absent	Robert Comer, Alt #4 - no vote

PROFESSIONALS/COMMITTEE/COMMISSION

Planner Randall Scheule presented Work Program Planning Tasks in Priority Order (2012-2013) with cost and completion dates for Board to approve/adopt and recommend to Township Committee to pass resolution authorizing work be done with 2012 budget.

On motion of Ed Fleetwood, seconded by Ernest Holt the Board Approved Adoption of Work program/schedule

Planning Tasks in Priority Order (2012-2013)	Completion Date	Cost
1. Vacant Land Study - finalize mapping	August 31, 2012	\$1,000
2. Sign Ordinance revisions	September 30, 2012	\$1,680
3. Single-family homes in the Agriculture Zone - amend Master Plan and Zoning Ordinance	October 31, 2012	\$5,550
4. Split-zoned lots - amend Zoning Ordinance	October 31, 2012	\$4,600
5. Residential Accessory Structures* - amend Zoning Ordinance	November 30, 2012	\$2,660
6. Fences, Walls and Hedges* - amend Zoning Ordinance	November 30, 2012	\$2,280
7. Cluster Development - amend Zoning Ordinance	November 30, 2012	\$1,840
8. Community Impact Statement* - amend Zoning Ordinance	December 31, 2012	\$1,140
9. Administrative Site Plan Ordinance* - amend Zoning Ordinance	February 28, 2013	\$1,140
10. Stormwater basin fences - amend Zoning Ordinance	February 28, 2013	\$1,380
11. Streetlights - amend Zoning Ordinance	March 31, 2013	\$1,380
12. Sidewalks - amend Zoning Ordinance	March 31, 2013	\$2,300
13. Wind turbines - amend Zoning Ordinance	April 30, 2013	\$2,300
14. Rezone the following parcels from R1 to Agriculture - Master Plan amendment* <ul style="list-style-type: none"> o Block 402, Lots 5, 5.01-5.06, 6, 21, 21.01, 21.02 o Block 703, Lots 12, 13, 14, 14.01, 14.02 	TBD	TBD

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15. Master Plan Update – Land Use, Circulation, Community Facilities, Utility Services*	August 31, 2013		\$19,230
Totals:		(\$20,750)	\$27,730

Tasks marked with an asterisk (*) were listed in the 2010 Reexam.

Roll Call

Bruno Basile – Aye

Russell Vanella – Aye

Pauline Smith – Absent

Terry O’Neill – Aye

Gene Stoms – Absent

Jack Waselik, Alt #1 – Aye

Anthony Buono, Sr., Alt #3 Absent

Ed Overdevest – Aye

Ed Fleetwood – Aye

Ernest Holt – Aye

Scott Smith – Aye

Louis J. Bramante, Jr., Alt #2 – Absent

Robert Comer, Alt #4 - Aye

On motion of Ed Fleetwood, seconded by Ernest Holt the Board Approved by all approved vote to recommend Township Committee pass resolution authorizing work be done with 2012 budget.

Robert Comer spoke regarding Sign Committee and anticipates committee will have ordinance revisions on or before the October meeting.

PUBLIC COMMENT

No person(s) from the public wished to address the Board

BOARD MEMBER ADDITIONAL INFORMATION

May/June – The NJ Planner

Final Adoption was July 19, 2012 regarding following 2 Ordinances:

Ordinance amending Chapter 405-57 of the Code of the Township of Upper Deerfield (conditional use for large scale retail) and

Ordinance Amending Chapter A40 of the Code of the Township of Upper Deerfield with Respect to the Redevelopment Plan of the Township of Upper Deerfield, Section VI(A)(2) with Regard to Smart Growth Planning

Being no further business on motion of Ed Fleetwood, seconded by Ernest Holt the meeting was adjourned at 8:34pm.

Respectfully Submitted

Vicki Vagnarelli