

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 21, 2016 at 7:00 pm in the Municipal Building, Seabrook, N.J.

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 Daily Journal and The Press of Atlantic City and filed with the Township Clerk in compliance with said Act.

**Present:** Ed Overdevest

**Members:** Ed Fleetwood, Terry O'Neill, Scott Smith, Jack Waselik, Joseph Spoltore, Anthony Buono, Robert Comer, Michele Mooney alt 2, Kenneth Jackson alt 3

**Staff:** Planner Randy Scheule, PP, AIC, Solicitors Theodore H. Ritter, Esq. , Matthew Ritter, Esq., Engineer J Michael Fralinger, Jr. PE, CME, and Secretary Vicki Vagnarelli,

**Absent:** Vice Chairman: Russ Vanella, Laura Hayes alt 1,

**Applicant /Development:**

Attorney Howard Melnicove addressed the Board regarding Application for Bender and requested it be tabled until meeting of April 18, 2016, as issues have been raised regarding the need of a possible variance. On motion of Ed Fleetwood, seconded by Robert Comer with all approving. Bender application was Tabled.

Attorney Melnicove also addressed Chiarelli application and requested to announce application be tabled and carry until April 18, 2016 as Notices have been sent. Will deal with Completeness issues within that time. On motion of Ed Fleetwood seconded by Robert Comer with all approving. Motion to Table & Carry Approved.

MJC Properties LLC 102/3 1714 Rte 77 Ag Zone, Minor S/P with 2<sup>nd</sup> Use on property ( propose open floral design business and small private events)

Attorney Michael Fralinger represented MJC Properties owners Mary and John Coombs. Jim Clancy, Project Engineer of Land Engineering and Professional Planner in attendance to testify.

Matt Pisarski, CC Assistant Director of Planning was in attendance to testify.

Application came in as a second use and was found to be a third use as the Farm is primary agricultural use and home dwelling is second use. This property is a working farm and was purchased four years ago with an occupied farm house (Mrs Coombs grandmother) and an old milk house building. Property is Farmland Preserved with Deed of Easement since 1997 which restricts to ag use only.

John Coombs is part of the Coombs Sod Farm. Mary Coombs owns flower shop in Elmer. The old milk house building has not been used and Mrs. Coombs wanted to use for floral design craft classes as event type invitation only basis. Ag Development Committee listened to issues farmers were dealing with under Deed of Easement to be Non Agricultural Commercial type uses. In 2006 SADC State Agricultural Development Committee put in place regulations. Has to be related to agricultural and be incidental being subordinate to principal use being the ag use of property. Requirements are stringent such as needing special permit for non ag commercial use on preserved farm, use of existing structure, need water and sewer. Activities not strictly ag related but would be similar or supplementary to the ag operation, (example; flowers if all flowers were grown on property would not need permit because it would be considered ag use -more than 50% are provided by another farm

Applicant needs Use Variance Relief and Site Plan Relief, wants to maintain agricultural and rustic look of farm, as little changes as possible will be made building, does not want to look like a commercial establishment set in the middle of farm,

Matt Pisarski , informed Board after obtaining resolution from Cumberland County Ag Development Board, application had to be made to State Ag Development Committee and resolution has been received. First Ag business to be approved from SADC in NJ. Township requirements needed are: Use Variance Relief and Site Plan Relief.

Mary Coombs described Exhibit MJC 1 3-21-16 26 pages of pictures with regard to farm and milk house.

1<sup>st</sup> photo – milk house next to red dumpster-entrance coming in –see large building holds Coombs Sod Farm equipment, parking is by larger building, small shed up from grandmother’s house close to road

2<sup>nd</sup> photo – front entrance of milk house with banging screen door

3<sup>rd</sup> photo- showing new roof – painting building white

4<sup>th</sup> photo- dilapidated door cattle entry to building

5<sup>th</sup> photo-new insulation

6<sup>th</sup> photo- little shed right rear of milk house & field with spinach crop

7<sup>th</sup> photo-milk parlor after cleaning large portion out

8<sup>th</sup> photo-cut metal staungens out - will use for garden party storage

9<sup>th</sup> photo-tank room–800 sq ft. front largest room holds 20 people, activities/classes held (whole bld 2200 sq ft)

11<sup>th</sup> photo-grandfathers office-son Sam cleaning with employee Kelsey

12<sup>th</sup> photo-enamel sink found on farm -Sam & Kelsey cleaning

13<sup>th</sup> photo-tank room -front room use for activities/classes cleaned out

15<sup>th</sup> photo-front entrance

16<sup>th</sup> photo- work space stainless table-grandfathers existing sink, shelving hold tools, supplies, farm equipment

17<sup>th</sup> photo-close up of sink, milk bottles light fixtures

18<sup>th</sup> photo-items repurposed

19<sup>th</sup> photo-milk glasses, cream cans, milk bottles

20<sup>th</sup> photo-grandfather office, sister- in- law uses for custom artwork (chalk art designs, oil paintings)

21<sup>th</sup> photo-grandfathers Clydesdale photo

22<sup>th</sup> photo-bathroom finished off-mirror grandfather gave Mary years ago

23<sup>th</sup> photo-stall door in bathroom, shower section holds file cabinet

24<sup>th</sup> photo-design table artist teaching would work behind

25<sup>th</sup> photo-original painting showing property before milk house was there

26<sup>th</sup> photo-flowers in coke case and bottles

MJC 2 3-21-16 - Resolution of CC Ag Development Board # 2016-02 approving Special Permit for Commercial Non-Agricultural Activity on a Preserved Farm to MJC Properties, LLC

MJC 3 3-21-16 – State Agriculture Development Committee Resolution FY2016R2(13) MJC Properties, LLC – February 25, 2016 approving Special Permit for Commercial Non-Agricultural Activity on a Preserved Farm

Mrs. Coombs and her sister own a floral & event design studio and do approximately 100 weddings per year.

Mrs. Coombs buys local and every event has a piece of her own garden in it. Idea of milk house use came about because she had clients coming to her to design their own wedding and was a conflict of her brand as full service designer. While cleaning out the milk house kept thinking this building can hold events for DIY weddings, activities, small showers, floral arranging, jewelry, art etc. for kids, adults, clubs, mix of hours,

Allowed to hold 36 events per year and will be hosted and planned on a schedule. November – March to stay busy during off season for main business A Garden Party. Will not be open every day and will not have retail hours, retail sales not a big component but accessory could be purchased during event.

Driveway is gray stone with gravel underneath, bumpers against building, no over amount of light but will be safe, certain lights will be full cutoff, Joint Sign 4x5 with Coombs Sod farm and A Milk House Party.

James Clancy reviewed professional reviews and on motion of Jack Waselik seconded by Tony Buono Completeness was approved.

Mr. Clancy went over what was said earlier adding no new entranceways, parking pull in and out easily, bumpers

cannot be in open space areas would cause problem when show as no one would see them, no DOT access permit needed,,maximum of 20 vehicles, septic system intend to use-will be inspected by CH Disposal with Bd of Health approving, Mr. Fleetwood Zoning officer mentioned water and construction office approvals, Mr. Comer Board member questioned how septic, propane tank air conditioner will be protected and lighting for sign - Mr. Clancy informed no parking will be in that area and planted beds delineate area, solar stick in ground will give light to sign.

On motion of Robert Comer seconded by Jack Waselik the public hearing was open and with no one coming before the board for or against application on motion of Robert Comer seconded by Jack Waselik the public hearing was closed.

Solicitor gave summary and on motion of Robert Comer seconded by Anthony Buono the Use Variance and Site Plan with conditions was Approved.

**Roll Call**

Ed Overdevest – Aye

Ed Fleetwood – cannot vote

Scott Smith – cannot vote

Joseph Spoltore, Aye

Robert Comer, Aye

Laura Hayes, Alt #1 Absent

Kenneth Jackson, Alt #3 Aye

Russell Vanella – Absent

Terry O’Neill – cannot vote

Jack Waselik – Aye

Anthony Buono, Sr. Aye

Michele Mooney, Alt #2 Aye

Vacant Alt # 4

Randal Scheule, Planner will periodically be producing Information Sheets. Tonight is on “Highway 77 Redevelopment Plan” –sheet gives information such as Location, Purpose, Redevelopment Plan, Design Standards, & Plan Update. Basically is a snapshot of issue.

Additional issues will be Affordable Homes, Reexamination, Conditional Uses.

Public Comment; On motion of Ed Fleetwood seconded by Jack Waselik the public comment portion was open. Nancy Ridgway informed Acme will be closing. On motion of Ed Fleetwood, seconded by Anthony Buono the public comment portion was closed.

Being no further business on motion of Ed Fleetwood, seconded by Michelle Mooney the meeting was adjourned.

Respectfully Submitted,

Vicki Vagnarelli