

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, October 15, 2018 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:**

Chairman Ed Overdevest,

Vice Chairman Russell Vanella,

**Members:** Robert Comer, Joseph Spoltore, Jack Waselik, Anthony Buono, Terry O'Neill, Laura Hayes alt 1, Kenneth Jackson alt 2, Wayne Sabota alt 3

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

**Absent:** Solicitor Matthew. Ritter, Esq., Scott Smith,

On motion of Russ Vanella, seconded by Anthony Buono, Minutes of September 10, 2018 Approved.

**APPLICANT/DEVELOPMENT**

P7-18 Earl & Janice Marino 173 Rosenhayn Ave 2602 36 &37 Minor subdivision lot line adjustment to take from lot 37 to increase lot 36, Lot & Area/size Variances

September 17, 2018 Marino's came before the Board and was found Complete. The technical portion was Tabled due to needing a Lot and Area Variance and needing to notice in the newspaper and to residence within 200 feet of property line.. Mr. Marino also needed revised plans showing the property line moved further from the cesspool. Solicitor Matt Ritter wanted to mark the survey plan with revision date of October 3, 2018 as an exhibit "App. 1". There was discussion regarding three temporary sheds on properties and one shed that straddles property line.

Board member Comer noted Township Ordinance does not allow sheds on a vacant property and normally gives one year to have them moved. If needed the individual could come back to board and request a one year extension.

On motion of Anthony Buono seconded by Robert Comer public hearing was opened with no one coming before the Board so on motion of Anthony Buono seconded by Jack Waselik the public hearing was closed.

On motion of Robert Comer seconded by Russell Vanella the Board Approved the application

**Roll Call**

Ed Overdevest – Aye

Russell Vanella - Aye

Robert Comer, Aye

Terry O'Neill- Aye

Scott Smith – Absent

Anthony Buono Sr.- Aye

Joseph Spoltore — Aye

Jack Waselik- Aye,

Laura Hayes, Alt #1 — Aye

Kenneth Jackson, alt #2 - Aye

Wayne Sabota, Alt #3

Vacant seat, Alt #

P 9-18 Perdue AgriBusiness Grain LLC 73 Silver Lake Rd (CR 704) 1205/4

Pre/Fin Major S/P to add 3<sup>rd</sup> approx 350' by 150' paved outdoor storage area on site. On site storm water management will be increased to handle the additional impervious coverage. Landscaping will be added along the easterly and southerly side of property.

Attorney Michael Fralinger represented Perdue. Grain store Manager Joshua James employee and Engineer Joe

Maffei Engineer were present to testify.

**Exhibit:** App 1 Colorized rendering of Page 3 (attorney had on board took back with him)

Attorney Fralinger discussed the application and noted Perdue handles approximately 80% of the grain in South Jersey and last year they had to rent space due to an uptake with beans. He stated AB Zone is permitted zone and Perdue has met burden. Discussed definition of building. Professionals reviewed their reports.

On motion of Russ Vanella seconded by Jack Waselik the Board approved Completeness.

**Roll Call**

Ed Overdevest – Aye

Russell Vanella - Aye

Robert Comer, Aye

Terry O'Neill- Aye

Scott Smith – Absent

Anthony Buono Sr.- Aye

Joseph Spoltore — Aye

Jack Waselik- Aye,

Laura Hayes, Alt #1 — Aye

Kenneth Jackson, alt #2 - Aye

Wayne Sabota, Alt #3

Vacant seat, Alt #

Attorney Fralinger and Perdue representatives continued with testimony regarding the technical portion along with Township professionals reviewing their reports. Some of the areas the Board members discussed were as follows: plantings, storage area, lighting, percentage of time this pad site would be used, back log on road and could additional surrounding property be purchased.

On motion of Anthony Buono seconded by Wayne Sabota the public hearing was opened with no one coming forth for or against application. On motion of Anthony Buono seconded by Wayne Sabota the public hearing was closed. On motion of Anthony Buono seconded by Wayne Sabota the application was Approved.

**Roll Call**

Ed Overdevest – Aye

Russell Vanella - Aye

Robert Comer, Aye

Terry O'Neill- Aye

Scott Smith – Absent

Anthony Buono Sr.- Aye

Joseph Spoltore — Aye

Jack Waselik- Aye,

Laura Hayes, Alt #1 — Aye

Kenneth Jackson, alt #2 - Aye

Wayne Sabota, Alt #3

Vacant seat, Alt #

**PROFESSIONALS/COMMITTEE/COMMISSION**

Planner Randall Scheule – Preliminary Investigation – Area in Need of Redevelopment (Pappas-Seabrook) Block 905 Lots 1, 9, 10, 12 & Block 1108 Lot 7. Introduced packet dated October 11, 2018. Board members will further review and discuss at next meeting.

On motion of Robert Comer seconded by Anthony Buono the public portion of the meeting was opened with no one coming before the Board. On motion of Russ Vanella seconded by Robert Comer the public portion was closed,

Being no further business on motion of Anthony Buono seconded by Wayne Sabota the meeting was adjourned.

Respectfully Submitted

Vicki Vagnarelli