

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, February 21, 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: Jack Waselik (arrived 7:05) , Joseph Spoltore, Anthony Buono, Terry O’Neill, Robert Comer, Kenneth Jackson alt 2, **Staff:** Engineer J Michael Fralinger, Jr. PE, CME, Planner Randy Scheule, PP, AIC,

Solicitor Matt Ritter Esq. and Acting Secretary Roy Spoltore

Absent: Scott Smith, Laura Hayes alt 1, Wayne Sabota alt 3, Solicitor Matthew Ritter, Esq.

On motion of Robert Comer seconded by Anthony Buono Reorganization and Regular minutes of January 8, 2018 approved.

On motion of Jack Waselik seconded by Robert Comer minutes of February 12, 2018 approved.

P 2-18 Regalbuto Builders LLC 704/1 243 Centerton Rd - C Variance for single rural residence Attorney Warren H. Carr Esq. represented applicant.

Upon discussion it was determined a bulk variance and conditional use in ag zone for undersized lot was needed. On motion of Robert Comer seconded by Jack Waselik Completeness was approved and public hearing will continue at March 12 meeting.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – Absent

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 - Absent

Wayne Sabota, Alt #3 Absent

Russell Vanella – Aye

Terry O’Neill – Aye

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

P 1-18 Solar City for KMT 901/4,5,6,7 1042 Parsonage Road Minor S/D Lot line Consolidation, Pre/Fin Major S;P approval C variance

Applicant was represented by Harvey C. Johnson, Esq. and seeks to erect ground mounted Solar Array in GI Zone which is a permitted accessory use.

After discussion regarding completeness on motion of Joseph Spoltore seconded by Anthony Buono Completeness was Approved.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – Absent

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 - Absent

Wayne Sabota, Alt #3 Absent

Russell Vanella – Aye

Terry O’Neill – Aye

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

After further discussion on motion of Russell Vanella seconded by Jack Waselik the public hearing was opened.

Joe Lacotte, Dean Hawk and Sandy Morrissey related concerns to Board

On motion of Robert Comer seconded by Jack Waselik the public hearing was closed.

On motion of Russell Vanella seconded by Joseph Spoltore the Board Tabled until March 19 meeting.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – Absent

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 - Absent

Wayne Sabota, Alt #3 Absent

Russell Vanella – Aye

Terry O’Neill – Aye

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

On motion of Russell Vanella seconded by Robert Comer the public portion of the meeting was opened with no one coming before the board so on motion of Russell Vanella seconded by Robert Comer the public portion was closed.

On motion of Russell Vanella seconded by Anthony Buono the meeting was adjourned.

Respectfully Submitted

Roy Spolotore, Administrator

Acting Secretary