

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, May 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,

Members: Robert Comer, Jack Waselik, Terry O'Neill, Scott Smith, Joseph Spoltore, Anthony Buono, Kenneth Jackson alt 2, Wayne Sabota alt 3,

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

Absent: Vice Chairman Russell Vanella, Laura Hayes alt 1, Solicitor Theodore H. Ritter, Esq.

On motion of Anthony Buono seconded by Terry O'Neill, minutes of April 16, approved.

Applicant/Development:

Fred Allen Irrevocable Trust 2701/22 290 Rosenhayn Avenue was represented by John G. Carr, Esq. Applicant is seeking a Use Variance to construct a garage servicing existing single family residence. Planner and Engineer went over completeness reviews and on motion of Jack Waselik seconded by Robert Comer Completeness was Approved.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – no vote

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 – Absent

Wayne Sabota, Alt #3 - Aye

Russell Vanella – Absent

Terry O'Neill – no vote

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

Attorney Carr and Fred Allen continued giving testimony regarding positive and negative criteria along with answering questions from the Board. The professional went over their reviews.

On motion of Joseph Spoltore seconded by Anthony Buono the public hearing was opened with no one coming before the Board for or against the applicant so on motion of Joseph Spoltore seconded by Anthony Buono the public hearing was closed.

Solicitor Matt Ritter summarized noting the garage size will be needed on the perfected plan. On motion of Jack Waselik seconded by Joseph Spoltore the Use Variance was Approved.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – no vote

Joseph Spoltore - Aye

Russell Vanella – Absent

Terry O'Neill – no vote

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

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Vacant seat

Laura Hayes, Alt #1 – Absent

Wayne Sabota, Alt #3 - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

Glick Harvey 1708/12 12 Park Drive was represented by Howard Melnicove Esq. for a Use Variance to change to Personal Services from Commercial to Retail. Planner and Engineer went over completeness reviews and on motion of Jack Waselik seconded by Robert Comer Completeness was Approved.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – no vote

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 – Absent

Wayne Sabota, Alt #3 - Aye

Russell Vanella – Absent

Terry O’Neill – no vote

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

Attorney Melnicove presented a history of events regarding this property with Michael Weist co-owner giving testimony. Testimony was given to the positive and negative criteria along with answering questions from the Board. The Use Variance is for a proposed 3 chair Barber shop. The professionals went over their reviews.

On motion of Jack Waselik seconded by Joseph Spoltore the public hearing was opened with no one coming before the Board for or against the applicant so on motion of Joseph Spoltore seconded by Anthony Buono the public hearing was closed.

Solicitor Matt Ritter summarized then on motion of Robert Comer seconded by Wayne Sabota the Use Variance was Approved.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – no vote

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 – Absent

Wayne Sabota, Alt #3 - Aye

Russell Vanella – Absent

Terry O’Neill – no vote

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

Planner Randall Scheule discussed The Township Committee Resolution 18-113 Directing The Upper Deerfield Township Planning Board to Conduct a Study to Determine Whether The Property Known as Block 905 Lots 1, 9, 10 and 12 and Block 1108 Lot 7 As Shown On The Upper Deerfield Township Tax Map Meets The Requirements For A Declaration For Area In Need Of Redevelopment

On motion of Anthony Buono seconded by Joseph Spoltore the Board Approved to conduct the study.

Roll Call

Ed Overdevest – Aye

Robert Comer, Aye

Scott Smith – Aye

Joseph Spoltore - Aye

Vacant seat

Laura Hayes, Alt #1 – Absent

Wayne Sabota, Alt #3 - Aye

Russell Vanella – Absent

Terry O’Neill – Aye

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

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Public Portion of the meeting was opened on motion of Anthony Buono seconded by Jack Waselik. With no one coming before the Board on motion of Anthony Buono seconded by Jack Waselik the public portion closed.

Administrator/Clerk Roy Spoltore discussed The Township Committee Resolution 18-112 Authorizing Settlement of Declaration Judgment Action To Establish The Township's Third Round Affordable Housing Obligation.

Mr. Spoltore informed the Board there will be an Economic Committee Meeting Thursday, May 31 from 5-7. President of Capital Bank who is on Federal Reserve will speak on state of economy. There will be other speakers as well.

Being no further business on motion of Robert Comer seconded by Anthony Buono the meeting was adjourned

Respectfully Submitted

Vicki Vagnarelli