

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, July 9, 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, Scott Smith, Laura Hayes alt 1, Kenneth Jackson alt 2, Wayne Sabota alt 3 (arrived 7:04),

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

Absent: Solicitor Theodore H. Ritter, Esq.

On motion of Russ Vanella seconded by Robert Comer, Minutes of June 18, Approved.

Resolution 12-2018 will be memorialized once Planner Scheule reviews his consistency report packet with regard to amend sections 405-3 of the Code of the Township of Upper Deerfield with respect to Inclusionary Development

APPLICANT/DEVELOPMENT

Mr. Hankins & Mr. Hibbeln – (purchased Stone Bridge Run) Block 1808 Lots 2, 3, 16, 17, 77 Laurel Heights Drive – Request Extension

Owner Mr. Hankin was unable to attend. Solicitor Matt Ritter Esq. asked Mr. Hibbeln if he was a partner or if he is the engineer for the project and if he is an owner it would be in the applicants best interest to Table until both partners could present to the Board. On motion of Russ Vanella seconded by Joseph Spoltore the application for Extension was Tabled until August 13 meeting.

George & Scarlett Weist – 74 Seeley Road 1003/8.07 Use Variance in Ag zone

George and Scarlett Weist represented themselves. Informed Board they want to place a modular on the property. After testimony on motion of Robert Comer seconded by Anthony Buono the public hearing was opened.

Sharon and Daniel Bowen came forward with concern on how their well would be impacted as their home is downhill from this property and what the distance from property line the neighbors well would be.

With no other from the public coming before the Board with regard to application On motion of Anthony Buono seconded by Jack Waselik the public hearing was closed

On motion of Robert comer seconded by Anthony Buono both Completeness and 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 – Aye

Wayne Sabota, Alt #3 Aye

Russell Vanella – Aye

Terry O’Neill – no vote

Jack Waselik – Aye

Anthony Buono, Sr. - Aye

Kenneth Jackson, alt #2 - Aye

Vacant seat, Alt # 4

PROFESSIONALS/COMMITTEE/COMMISSION

Planner Scheule – Packet with Consistency Report, Resolution 12-2018 from Twp Amend Section 405-3 of the Code of the Township of Upper Deerfield with Respect to “Inclusionary Development” (Affordable Housing) After discussion on motion of Russ Vanella seconded by Wayne Sabota complete packet was approved, which, included resolution 12-2018, consistency report and ordinance.

Planner Scheule - Bristol Ponds – Preliminary Investigation Update & Conceptual Plan (relating to Township res 18-121)

After discussion of minor changes Solicitor Matt Ritter advised the Board to hold a public hearing for the August 13 meeting regarding the update.

On motion of Robert Comer seconded by Jack Waselik the public portion of the meeting was opened Dean Hawk questioned what the minor changes were.

Attorney Ritter informed they were additional commercial space and access to property

Nancy Ridgway questioned did property owner get easement from Shoprite and concern over Township taking over roadways.

With no further business on motion of Jack Waselik seconded by Anthony Buono the meeting was adjourned.

Respectfully Submitted,

Vicki Vagnarelli