

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 18, 2019 at 7:08 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: Jack Waselik, Joseph Spoltore, Anthony Buono, Terry O'Neill, Kenneth Jackson alt 1, Wayne Sabota alt 2, William Taylor alt 3

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

Absent: Vice Chairman: Russ Vanella, Scott Smith, Laura Hayes, Solicitor Theodore Ritter, Esq.,

On motion of Ken Jackson seconded by Wayne Sabota minutes of March 11, approved.

On motion of Jack Waselik seconded by Anthony Buono the following resolution was memorialized.

RESOLUTION NO. 4-2019
UPPER DEERFIELD TOWNSHIP
PLANNING BOARD

WHEREAS, the Township Committee of the Township of Upper Deerfield has requested that the Planning Board review an Ordinance proposing to amend the Township Land Use Code; and

WHEREAS, the proposed Ordinance proposes to amend Section 405-3 of the Code of the Township of Upper Deerfield, with respect to revising "Terms Defined" by amending or deleting certain terms and definitions; and

WHEREAS, the proposed Ordinance also proposes to amend Section 405B, the Schedule of District Regulations for the Agricultural Zone, respecting non-farm dwellings; and

WHEREAS, the Planning Board reviewed the proposed Ordinance as required by NJSA 40:55-D-64, at its Regular Meeting of March 11, 2019; and

WHEREAS, the Planning Board is assigned referral power, pursuant to NJSA 40:55D-26, under which the Planning Board shall make and transmit to the governing body, within thirty-five days after referral, a report, including identification of any provisions of a proposed development regulation, revision, or amendment, which are inconsistent with the Master Plan; and

WHEREAS, at its March 11, 2019 Regular meeting, the Planning Board received and reviewed a Consistency Report prepared by Board Planner Randall Scheule, PP, AICP.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Upper Deerfield, does hereby find and determine that the above referenced Ordinance Amendments, with respect to revising "Terms Defined" by amending or deleting certain terms and definitions, and corresponding revisions to the Schedule of District Regulations for the Agricultural Zone, are consistent with and serve to effectuate the Township's Master Plan. The Board further finds that no provision in

the proposed Ordinance revisions listed above is inconsistent with the Master Plan.

CERTIFICATION

This Resolution was duly adopted on March 18, 2019.

TOWNSHIP OF UPPER DEERFIELD
PLANNING BOARD

By: _____
JACK WASELIK, ACTING CHAIRMAN

ATTEST:

VICKI VAGNARELLI, SECRETARY

Roll Call

Ed Overdevest — no vote	Russell Vanella - Absent
Terry O'Neill- Aye	Scott Smith – Absent
Jack Waselik – Aye	Joseph Spoltore – no vote
Anthony Buono Sr.- Aye	Laura Hayes - Absent
Vacant	
Kenneth Jackson Alt #1 – Aye	Wayne Sabota, Alt #2 - Aye
William Taylor Alt #3 Aye	Vacant seat, Alt #4

CONCEPTUAL MEETING WITH BOARD

Dimension Renewable Energy – Testimony was given by Nicole Seidell –Director of Development, Nick Walsh – Project Development Manager, and BethAnn Grasso, PE, CME, CFM of Pennoni Assoc.. Project is a Community Solar Project where various members of the community can use part of this solar power. Community Solar is new for NJ with backing of Governor Murphy as of May 2018. The block and lot currently looking at to purchase or lease is 704/6 & 708/3, 3.02, 3.03. The applicant and Board conversed regarding conceptual plan.

On motion of Jack Waselik seconded by Kenneth Jackson public portion of the meeting was opened Roy Spoltore, Administrator/Clerk updated the Board on Affordable Housing – judge allowed draft agreement between Fair Share Housing and Township to complete Fair Share Housing element of the Master Plan for Township. Compliance hearing is to take place within five months of Feb 2019. The prior Saturn (will be new name) solar project may be coming back to Love Lane-has agreement with CRHS to supply solar energy to them. Silverlake/DuBois Rd Data center project has been purchased by Cumberland County.

Solicitor Matthew Ritter asked if Township has heard from LIDL – Roy informed they have not. On motion of Jack Waselik seconded by Kenneth Jackson the public portion of meeting was closed.

Being no further business on motion of Jack Waselik, seconded by Wayne Sabota the meeting was adjourned.

Respectfully Submitted,

Vicki Vagnarelli