

The Reorganization Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 11, 2021 via Zoom conferencing platform at 7:00 pm. Acting Secretary Roy Spoltore was in the Municipal Building, Seabrook, N.J. while Board members were in their homes.

Ed Overdevest called the meeting to order and read the following notice:

This is the annual reorganization meeting of the Planning Board of the Township of Upper Deerfield. “In compliance with the Open Public Meetings Act” notice of such meeting was published at least 48 hours prior to the meeting in The Daily Journal and The Press of Atlantic City and filed with the Township Clerk in compliance with said Act.

REORGANIZATION MEETING

Present:

Members: Ed Overdevest Russ Vanella, Scott Smith, Terry O’Neill, Jack Waselik, Joseph Spoltore, Laura Hayes, Anthony Lamanteer, Kenneth Jackson alt 1(7:05 pm), Wayne Sabota alt 2,

Staff: Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Matthew Ritter Esq., Solicitor Theodore Ritter Esq., (7:05 pm) and Acting Secretary Roy Spoltore.

Absent:

Anthony Buono, William Taylor alt 3 and Brent Bodine alt 4.

Election of Chairperson and Vice Chairperson:

Ed Overdevest announced his resignation from the Planning Board after serving on the Board for 31 years. Mr. Overdevest stated it was a pleasure working the members and professionals, learned a lot of lessons and thanked everyone for the good memories. Russ Vanella, speaking for the board, thanked Ed for everything he has done and they were going to miss him.

Ed Overdevest requested nominations to elect 2021 Chairperson.

On motion of Jack Waselik, seconded by Wayne Sabota, Russ Vanella was nominated. On a motion of Anthony Lamanteer, seconded by Wayne Sabota the nominations were closed. On a motion of Laura Hayes, seconded by Wayne Sabota, Russ Vanella was elected to serve as Chairman for 2021.

Ed Overdevest turned the meeting over to Chairman Vanella and he requested nominations to elect 2021 Vice Chairperson.

On motion of Wayne Sabota, seconded by Joe Spoltore, Jack Waselik was nominated. On a motion of Anthony Lamanteer, seconded by Joe Spoltore the nominations were closed. On a motion of Anthony Lamanteer, seconded by Joe Spoltore, Jack Waselik was elected to serve as Vice-Chairman for 2021.

Advertising Agencies were approved by Township Committee at their January 7, 2021 reorganization meeting and are as follows:

The Daily Journal – Meetings and Legal Notices
The Press of Atlantic City - Meetings

Appointment of Professionals were approved by Township Committee at their January 7, 2021 reorganization meeting and are as follows:

Solicitors, Theodore H. Ritter, Esq. and Matthew Ritter, Esq.
Engineer, J. Michael Fralinger, Jr. PE, CME, Fralinger Engineering
Planner, Randall Scheule, PP, AIC, Scheule Planning Solutions, LLC

Approval of 2021 Regular Meeting Dates & 2022 January Reorganization Meeting Date:

On motion of Jack Waselik seconded by Laura Hayes dates were approved with all in favor.

**Township of Upper Deerfield Planning Board
Notice of Public Meeting Dates for 2021 & Reorganization 2022**

Until further Notice all Planning Board meetings will be held at the time and date listed but will by videoconference and/or teleconference on Zoom Meetings. Log in information will be posted on the Bulletin Board in the Municipal Building and on the Township Website:

Meetings

Monday, January 11, 2021 (Reorganization)

Monday, February 8, 2021

Monday, March 8, 2021

Monday, April 12, 2021

Monday, May 10, 2021

Monday, June 14, 2021

Monday, July 12, 2021

Monday, August 9, 2021

Monday, September 13, 2021

Wednesday, October 13, 2021

Wednesday, November 8, 2021

Monday, December 13, 2021

Monday, January 10, 2022 Reorganization/Regular Meeting

Meetings

Wednesday, January 20, 2021

Wednesday, February 17, 2021

Monday, March 15, 2021

Monday, April 19, 2021

Monday, May 17, 2021

Monday, June 21, 2021

No Session

No Session

Monday, September 20, 2021

Monday, October 18, 2021

Monday, November 15, 2021

No Session

At the meetings held on the above dates, formal action may or may not be taken.

Committee Assignments 2021: 4 or less Voting Board Members may be on Committee – (cannot have 5 or more as that would be a quorum), Committee Assignments will be finalized at the next meeting of the Board.

The reorganization portion of the meeting was completed and Chairman Ed Overdeest carried forward with The Regular Meeting of the Planning Board of the Township of Upper Deerfield held Monday, January 11, 2021 in the Municipal Building, Seabrook, N.J.

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 11, 2021 at 7:00 pm in the Municipal Building, Seabrook, N.J.

Chairman: Russ Vanella 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: Russ Vanella

Vice Chairman: Jack Waselik

Members: Scott Smith, Terry O'Neill, Joe Spoltore, Laura Hayes, Anthony Lamanteer, Kenneth Jackson alt 1, Wayne Sabota alt 2, **Staff:** Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Theodore H. Ritter, Esq., Solicitor Matthew Ritter Esq. and Acting Secretary Roy Spoltore.

Absent:

Anthony Buono, William Taylor alt 3 and Brent Bodine alt 4.

On motion of Kenneth Jackson seconded by Laura Hayes Minutes of December 14, 2020 were Approved

On motion of Anthony Lamanteer seconded by Joe Spoltore the following resolution was memorialized.

RESOLUTION 11 - 2021

Township of Upper Deerfield Planning Board

Applicant's Names: Douglas Weber

Application No.: P-4-2020

Application For: Minor Subdivision with bulk variance for lot area

Property: 11, 13 and 15 North Park Drive

Public Hearing: December 14, 2020

Findings of Fact:

1. Applicant is the owner of three contiguous lots - 7, 7.01, and 7.02 of block 1708, commonly known as 11, 13, and 15 North Park Drive.
2. The lots are all zoned R2.
3. Each lot is presently nonconforming in lot area, as they each fail to meet the 1-acre minimum lot size in the R2 Residential Zoning District.
4. Applicant proposes to eliminate lot 7.01, and increase the size of lot 7 from .64 to .88 acres, and increase lot 7.02 from .70 to .90 acres. Applicant also proposes the construction of a 24' x 24' garage on lot 7.02.
5. Because each proposed remaining lot will still be undersized even if the minor subdivision is approved, applicant requires variances for lot area for each reconfigured lot.
6. The Board received and considered the following application materials:
 - A. Application form dated August 6, 2020
 - B. W-9
 - C. Tax Collector's certification
 - D. Deed descriptions for proposed lot 7
 - E. Plan of Survey / Minor Subdivision, prepared by Pennell Land Surveying, Inc., dated July 29, 2020.
7. The Board received and considered the August 21, 2020 Report of Board Planner Randall Scheule, PP, AICP.
8. The Board also received and considered the September 15, 2020 Report of Board Engineer J. Michael Fralinger, Jr., PE, CME.
9. Applicant appeared before the Board at its September 21, 2020 meeting. Because Applicant did not give public notice, the Board voted unanimously to table the application.

10. Applicant next appeared at the Board's December 14, 2020 meeting, represented by Howard Melnicove, Esq., at which the Board voted unanimously to take the matter from the table.

11. Mr. Melnicove summarized the application and indicated that Applicant was requesting approval of the identical subdivision map that the Board had discussed in September.

12. Upon recommendation from its Professionals, and after granting the following waivers, the Board deemed the application complete and moved to the technical hearing:

- A. Checklist B – Polaroid or other photograph
- B. Contours
- C. Narrative as to waivers requested

13. Based upon the evidence submitted, and testimony presented, the Applicant is unable to obtain additional land to make either parcel conforming.

14. As a condition of any approval, the Applicant agreed to submit a perfected plan of minor subdivision, including a corrected zoning schedule, and correct width for lot 7.

15. The hearing was opened to the public and no one spoke for or against the application.

16. Applicant's Counsel summarized the application for the Board, and the standards to be applied.

17. The Board finds that compliance was had with each of the various requirements of the Open Public Meetings Law, P.L. 1975 c. 231.

18. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of minor subdivision approval. The Board further finds that the Applicant has satisfied the positive criteria pursuant to N.J.S.A. 40:55D-70.c(1) and (2) for the granting of the requested lot area variances, and that such relief can be granted without causing substantial detriment to the public good. The Board further finds that the granting of the said variance will not substantially impair the intent and purpose of the zone plan, nor the Development Ordinance of the Township of Upper Deerfield.

NOW, THEREFORE, BE IT RESOLVED that this Board does hereby grant minor subdivision approval and bulk variances for lot area, as described above, pursuant to N.J.S.A. 40:55D-70(c), and the provisions of Upper Deerfield Township Development Ordinance, provided that the following conditions are met:

- A. Applicant must comply with all representations made during the course of Applicant's presentation to the Board, and in all documents filed with the Application.
- B. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding review escrow accounts as directed, within seven (7) days' notice thereof.
- C. Applicant shall obtain approvals and permits as may be required by any other agency having jurisdiction including, but not limited to the Cumberland County Planning Board.
- D. Applicant shall comply with all other applicable requirements of the Upper Deerfield Township Zoning Ordinance and Building Code.
- E. Applicant shall provide written confirmation of the surviving lot numbers in consultation with the Upper Deerfield Township Tax Assessor.
- F. Applicant shall prepare and file a perfected minor subdivision plan which addresses the technical comments of the Board Planner and Board Engineer.
- G. The Applicant must submit to the Planning Board Engineer, for his review and approval, the metes and bounds descriptions to be included in the Deeds which will effectuate the subdivision.
- H. Applicant's Counsel must submit to the Board Solicitor, for review and approval as to form, the Deeds that will effectuate the subdivision. The minor subdivision deeds must contain the statement "Minor subdivision approval of the premises described herein was granted by the Upper Deerfield Township Planning Board at its December 14, 2020 regular meeting and memorialized on [insert Resolution date] in Resolution [insert Resolution number]." This text should be followed by signature lines for Edward Overdevest, the Planning Board Chairman, and Vicki Vagnarelli, Planning Board Secretary.
- I. Once approved by the Board Solicitor, the Applicant must submit the minor subdivision Deeds to the Planning Board for signature by the Chairman and Secretary. The Applicant must comply with all above conditions, prior to the Board Chairman and Secretary signing the Deeds.
- J. Applicant must record the minor subdivision Deeds in the Cumberland County Clerk's Office and file the Deeds with the Township Engineer and Tax Assessor, within 190 days of the date of this Resolution.
- K. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor changes provided that such minor changes are consistent with the Planning

Board's approval. Any such changes shall be reported to the Planning Board at its next regular meeting.

BE IT FURTHER RESOLVED that a Certified copy of this Resolution be furnished to Applicants and Notice of this action be advertised as required by Law.

The undersigned, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on January 11, 2021, to memorialize action taken on September 21, 2020 and December 14, 2020.

Upper Deerfield Township Planning Board

EDWARD OVERDEVEST, Chairman

ATTEST:

ROY SPOLTORE, Acting Secretary

Memorialized: January 11, 2021

Roll Call

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

Randall Scheule thanked the Board for his reappointment. Mr. Scheule reviewed five modifications to existing regulations. The first issue was an administrative change modifying the Planning Board application so that there would not be a need to have a separate application for a variance. The Board unanimously endorsed the change on a motion by Anthony Lamanteer, seconded by Wayne Sabota. The second item was an amendment to modify the language pertaining to a zoning permit. Jack Waselik made a motion seconded by Wayne Sabota to move forward with the ordinance amendment and unanimously approved. The third item was to remove the conversion of dwelling from the code. The Board unanimously endorsed the removal from the code on a motion by Jack Waselik, seconded by Wayne Sabota. The fourth item was a review of an ordinance amendment for agricultural use and farms. The Board determined that they would like to continue the review at future meetings. The final item was the review of the sign ordinance. The Board requested additional time to review and a copy of the summary report.

Upper Deerfield Township Planning Board

January 11, 2021

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On motion of Laura Hayes, seconded by Jack Waselik, the Public Comment portion of the meeting. Nancy Ridgway of Irving Avenue wished everyone a happy new year. With no other comments, the Board on motion of Joe Spoltore seconded on Jack Waselik the Public Comment portion was closed.

There being no applicants on the agenda for January 20, the meeting was canceled.

Being no further business on motion of Jack Waselik seconded by Laura Hayes the meeting was adjourned.

Respectfully Submitted;

Roy Spoltore, Acting Secretary