

**The Regular Meeting** of the Planning Board of the Township of Upper Deerfield was held on Monday, November 15, 2021 via Zoom conferencing platform at 7:00 pm. Acting Secretary's Roy Spoltore was in the Municipal Building, Seabrook, N.J. while Board members were in their homes.

Chairman: Russell 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. Both adequate & electronic notice has been provided on the Township web site at least 7 days prior to the next meeting. Documents were available at the Township Building for public inspection at least 2 days prior to the public meeting. The agenda was also posted on the Township web site. Public comment can be submitted through electronic mail or written letter and read aloud and addressed at the public meeting. This is not available on development applications because it is not subject to cross examination. Other public comment will be made available when the board opens up the public portion of the meeting.

**Present:**

**Chairman:** Russell Vanella

**Vice Chairman:** Jack Waselik

**Members:** Scott Smith, Laura Hayes, Kenneth Jackson, Joseph Spoltore, Wayne Sabota, alt 1 and William Whelan, alt 2

**Staff:** Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Matthew Ritter Esq., and Acting Secretary's Sherrie Dixon and Roy Spoltore.

**Absent:** Anthony Buono, Tony Lamanteer, Terry O'Neill, William Taylor, alt 3, Brent Bodine, alt 4.

On motion of Jack Waselik, seconded the by Joseph Spoltore, with a unanimous vote the minutes of November 8, 2021 were approved.

**PROFESSIONALS/COMMITTEE/COMMISSION**

Randall Scheule reviewed the previous discussion and changes to the draft ordinance that would allow the "Property" identified as Block 1206, Lots 1, 1.01, 1.03 and 1.04, and Block 1207, Lots 1, 1.01, 2 and 3 to be amended to permit additional uses. The Board discussed the need to require a minimum number of employees for a corporate headquarters -number was eliminated, frontage setbacks on highway 77 – determined to be good, if parking is permitted within frontage – yes but not in the buffer area, and residential setbacks – maintain the setbacks. Steven Fabrietti representing Galetto Realty asked the Board to consider eliminating the requirement for a precast or masonry wall and to reduce rear and side setbacks for 60' warehouse buildings to sixty feet. The Board added landscape and fencing as additional acceptable barriers. Board wanted to maintain residential setbacks, applicants can always request a variance.

The Board determined that the Ordinance with the minor changes discussed was complete. The Planner presented his master plan consistency report which determined that the proposed additional permitted uses and their design and buffers guidelines for the Business Park were consistent with the Master Plan,

On a motion of William Whelan, seconded by Joseph Spoltore, the following resolution was memorialized.

**Roll Call**

Russell Vanella - Aye

Jack Waselik – Aye

Terry O'Neill - Absent

Scott Smith – Aye

Upper Deerfield Township Planning Board

November 15, 2021

Page 2

Anthony Lamanteer – Absent

Anthony Buono Sr.- Absent

Kenneth Jackson – Aye

Wayne Sabota Alt #1- Aye

William Taylor Alt #3 - Absent

Joseph Spoltore – Aye

Laura Hayes – Aye

William Whelan, Alt #2 – Aye

Brent Bodine, Alt #4 – Absent

**RESOLUTION NO. 21-2021**

**UPPER DEERFIELD TOWNSHIP**

**PLANNING BOARD**

**WHEREAS**, the Township Committee of the Township of Upper Deerfield has requested that the Township Planning Board review a proposed Ordinance intended to amend the Township Land Use Code; and

**WHEREAS**, proposed the Ordinance would amend §405-3, §405-62A(4)(K), §405-62A(16) and Attachment 4 (Business Park Schedule of District Regulations) of the Upper Deerfield Township Zoning and Development Code, by permitting warehousing and/or light manufacturing in the Business Park Zone; 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**, the Planning Board reviewed the proposed Ordinance, as required by NJSA 40:55D-64, at its Regular Meeting held on November 15, 2021; and

**WHEREAS**, at said November 15, 2021 Regular meeting, the Planning Board received, reviewed and discussed a Consistency Report, dated November 15, 2021, consisting of two (2) pages, including attachments, and 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 proposed Ordinance, which would amend §405-3, §405-62A(4)(K), §405-62A(16) and Attachment 4 (Business Park Schedule of District Regulations) of the Upper Deerfield Township Zoning and

Development Code, is consistent with and serves to effectuate the Township's Master Plan. The Board further finds that no provision in the proposed Ordinance is inconsistent with the Master Plan of the Township.

**CERTIFICATION**

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 November 15, 2021 to memorialize action taken on that same date.

**Upper Deerfield Township Planning Board**

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RUSSELL S. VANELLA, Chairman

ATTEST:

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ROY SPOLTRE, Acting Secretary

On motion of Joseph Spoltore, seconded by Laura Hayes and unanimously carried, the public comment portion of the meeting was opened. Nancy Ridgway wished everyone a Happy Thanksgiving. With no other comments before the Board, Joseph Spoltore made a motion, seconded by Wayne Sabota to close the public portion of the meeting unanimously carried.

There being no further business, on motion of Kenneth Jackson seconded by Jack Waselik the meeting was adjourned.

Respectfully Submitted

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Roy Spoltore, Acting Secretary