

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, November 8, 2021 via Zoom conferencing platform at 7:00 pm. Acting Secretary's Roy Spoltore and Sherrie Dixon were 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, Joseph Spoltore, 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, Kenneth Jackson, Tony Lamanteer, Terry O'Neill, Wayne Sabota alt 1, William Taylor, alt 3, Brent Bodine, alt 4.

On motion of William Whelan, seconded by Joseph Spoltore, with a unanimous vote the minutes of October 18, 2021 were approved.

PROFESSIONALS/COMMITTEE/COMMISSION

Randall Scheule reviewed his memorandum concerning the Township's Resolution 21-174 that requested the Upper Deerfield Township Planning Board to determine whether 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 should be amended to permit additional uses or whether it should be rezoned. Mr. Scheule then presented a draft ordinance that provided definitions for light manufacturing and warehouse and distribution facility, creation of Section 405-62A(4)(k) which provides buffer requirements for warehouses and industrial buildings, creation of Section 405-62A(16) which provides building design standards for industrial and commercial facilities and amending Attachment 4 to permit additional uses, specifically warehousing and light manufacturing in the Business Park Schedule of District Regulations. Russell Vanella suggested adding cold storage as a permitted use and Joseph Spoltore suggested allowing for data centers.

The board then reviewed comments from Michael Fralinger, Esq. and Steven Fabietti, Esq. who were representing potential developers of the named properties. Mr. Fralinger explained his comments and the rationale from his development experience representing various developers from previous construction projects in South Jersey. Mr. Fabietti's comments were also considered. The Board asked the planner to review the comments and revise the draft ordinance where it is deemed necessary and the Board will review the revisions at their November 15, 2021 meeting.

On motion of Joseph Spoltore, seconded by Jack Waselik and unanimously carried, the public comment portion of the meeting was opened. Nancy Ridgway stated it was an interesting meeting and everyone did a good job. With no other comments before the Board, Jack Waselik made a motion, seconded by William

Upper Deerfield Township Planning Board

November 8, 2021

Page 2

Whelan to close the public portion of the meeting unanimously carried.

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

Respectfully Submitted

Roy Spoltore, Acting Secretary