

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 15, 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.

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. 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: Russ Vanella

Vice Chairman: Jack Waselik

Members: Scott Smith, Anthony Buono, Laura Hayes, Kenneth Jackson, Anthony Lamanteer Joseph Spoltore, and Wayne Sabota alt 1, William Whelan, alt 2, and William Taylor alt 3.

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

Absent:

Terry O'Neill, Brent Bodine alt 4 and Theodore H. Ritter, Esq., Solicitor

On motion of Anthony Lamanteer, seconded by Anthony Buono, with a unanimous voice vote, the minutes of February 17, 2021 were approved.

APPLICANT/DEVELOPMENT

AB Bridgeton, 61 Cornwell Drive - 1901/8,15,15.01,15.03,16 B-2, R-3, Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan. Seeking variance lot frontage on Proposed Lot 15.05, lot width on Proposed Lot 15.06, lot width on Proposed Lot 15.07 and lot size and density on Proposed Lot 15.08.

Attorney Robert Washburn, CES Engineer Erik Littlehales, Collier Traffic Engineer Maurice Rached, Planner David Roberts, Architect Laura Staines Giordana, Steve Patron representing Amboy Bank and Developer Nishu Patel represented the applicant. Dave Shropshire, Traffic Engineer retained by the Township was also present.

Mr. Washburn explained that the applicant is requesting Preliminary and Final Major Subdivision, Preliminary and Final Major Site Plan for the redevelopment plan known as Bristol Ponds. The proposed development would consist of 240 rental units, 2 employee units, clubhouse and two commercial buildings fronting on Cornwell Drive and a self-storage business located on 63.5 acres. Erik Littlehales testified that the 240 rental units would be contained in 15 buildings and that sufficient parking spaces have been provided. He added that water lines would be looped around the complex and a sewer pump station would be located on the parcel to service all of the development. There is one monument sign proposed for the apartments.

David Roberts was deemed an expert witness and provided testimony that the commercial units would be on their own individual lot and the apartment units would be on one lot rather than the two that are shown in the plans. By having one lot for the apartment units, this will eliminate the need to request a density variance. The applicant is requesting two variances for reduced frontage on the commercial lots on Cornwell Drive. Two hundred feet of

frontage is required, and one lot has 194 feet and the other lot has 179 feet. The reduction was requested due to the frontage on Cornwell Drive being given to Fire company 3. Mr. Roberts added that a road frontage variance would also be needed for the self-storage unit. The affordable housing units will be integrated within the units.

Mr. Scheule presented his technical review. The applicant agreed to comply or provide additional information pertaining to the planner's comments. The planner's request for additional information consisted of the following areas of concern: The traffic light on Cornwell Drive will need to be worked out with the County, The pedestrian walkway from the complex to Upper Deerfield Plaza needs to be defined, Additional on-site recreation needs to be reviewed, Bicycle spaces need to be reviewed at the two commercial units, The trash compactor concept needs additional information, Trees needed on the eastern side of development, Location of the single mailbox needs to be reviewed, and the phasing plan needs to be added.

Mr. Fralinger presented his technical review. The applicant agreed to comply or provide additional information pertaining to the engineer's comments. The engineer's request for additional information consisted of the following areas of concern: Identify the phasing plan and grading plans may be necessary for the development as well as the utilities, Address compliance with RSIS, Location of the mailbox, Clarify improvements on Lot 8.02, NJDEP permits requested, Access easement for Ponds Lane and as built drawings will be required.

Traffic consultant Maurice Rached from Collier Engineering was deemed an expert and testified about the development's traffic study. Dave Shropshire of Shropshire Associates presented his technical review of the Collier's traffic study on behalf of the Township. The Township's traffic engineer's request for additional information or clarification consisted of the following areas of concern: Naming of the public street and speed limit, Traffic test results occurred at a time when school was not in session, How was the data for internal capture calculated, Study should reflect that traffic signal is warranted, Access issues, On-site circulation and parking and Cornell Drive intersection improvements.

Tony Buono asked if the roads are suitable for Fire Trucks. Mr. Littlehales stated an analysis was completed. Mr. Sabota asked if Laurel Plaza would be a public road. Mr. Washburn stated it would be improved and dedicated to the Township. Tony Buono asked if a digress lane would be needed on Cornwell Drive. Mr. Rached stated that it is a County Road and they would have jurisdiction. Mr. Sabota asked if Ponds Lane is a sufficient distance from the proposed lighted intersection. Mr. Rached stated there would be no gridlock. Mr. Waselik asked if there would be recycling at the compactor site. Mr. Littlehales replied there would. Chairperson Vanella stated that the applicant should review the concepts concerning trash, recreation and mailbox location. Mr. Washburn stated the issues can be resolved and requested the board grant preliminary subdivision and preliminary site plan this evening and the applicant will present revised plans for the April 19th meeting.

On motion of Anthony Buono seconded by Joseph Spoltore and unanimously approved, the public hearing was opened. There being no comments before the Board, on motion of Jack Waselik seconded by Joseph Spoltore the public hearing was closed unanimously.

Roy Spoltore wanted to confirm that left hand turns would not be permitted on Cornwell Drive from Ponds Road and that Ponds Road would only allow traffic to turn in off of Cornwell Drive. Mr. Littlehales agreed.

Matthew Ritter explained the basis for a resolution to grant preliminary subdivision and preliminary site plan approval with the applicant tying up loose ends with the professionals, consented to the professional reviews and granting the variances for road frontage for the two commercial properties on Cornwell Drive and the lack of road frontage for the self-storage unit. If approved the applicant will return on April 19th seeking final subdivision and site plan approval along with another public hearing.

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With no further questions from the board, Joseph Spoltore made a motion, seconded by Wayne Sabota, to grant preliminary subdivision and preliminary site plan approval with the roll call vote shown below.

Roll Call

Russell Vanella - Aye

Jack Waselik - Aye

Terry O'Neill - Absent

Scott Smith – Aye

Anthony Lamanteer – Aye

Joseph Spoltore – Aye

Anthony Buono Sr.- Aye

Laura Hayes – Aye

Kenneth Jackson – Aye

Wayne Sabota Alt #1 - Aye

William Whelan, Alt #2 – No Vote

William Taylor Alt #3 – No Vote

Brent Bodine, Alt #4 – Absent

On motion of Anthony Lamanteer seconded by Ken Jackson and unanimously carried, the public comment portion of the meeting was opened. Nancy Ridgway stated she would see everyone next month. With no other comments before the Board, Anthony Buono made a motion, seconded by William Whelan to close the public portion of the meeting unanimously carried.

Being no further business, on motion of Joseph Spoltore, seconded by Anthony Buono the meeting was adjourned.

Respectfully Submitted

Roy Spoltore, Acting Secretary