

The Reorganization Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 9, 2023 at 7:00 pm in the Municipal Building.

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.

REORGANIZATION

Present:

Members: Russell Vanella, James Crilley, Anthony Lamanteer, Joseph Spoltore, Anthony Buono. Sr., Laura Hayes, Kenneth Jackson, Wayne Sabota, William Taylor alt 2, and Edward Geletka alt 3.

Staff: Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Theodore Ritter Esq., and Acting Secretaries Roy Spoltore and Sherrie Dixon.

Absent: Jack Waselik and William Whelan alt 1.

Election of Chairperson and Vice Chairperson:

Solicitor Ted Ritter requested nominations to elect 2023 Chairperson.

On motion of James Crilley, seconded by Anthony Buono. Sr., Russell Vanella was nominated.

On a motion of Anthony Lamanteer, seconded by Wayne Sabota the nominations were closed and a unanimous vote was recorded for Russell Vanella to serve as Chairman for 2023.

Theodore Ritter turned the meeting over to Chairman Vanella and he requested nominations to elect 2023 Vice Chairperson. On motion of Russell Vanella, seconded by Anthony Buono, Jack Waselik was nominated. On a motion of Anthony Lamanteer, seconded by James Crilley, the nominations were closed and a unanimous vote was recorded for Jack Waselik to serve as Vice-Chairman for 2023.

Advertising Newspapers were approved by Township Committee at their January 5, 2023, 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 5, 2023, 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 2023 Regular Meeting Dates & 2024 January Reorganization Meeting Date:

On motion of Anthony Lamanteer seconded by Wayne Sabota the meeting dates were approved with all in favor.

Meetings

Monday, January 9, 2023 (Reorganization)

Monday, February 13, 2023

Monday, March 13, 2023

Monday, April 10, 2023

Monday, May 8, 2023

Monday, June 12, 2023

Monday, July 10, 2023

Monday, August 14, 2023

Monday, September 11, 2023

Wednesday, October 11, 2023

Monday, November 13, 2023

Monday, December 11, 2023

Monday, January 8, 2024 - Reorganization/Regular Meeting

Meetings

Wednesday, January 18, 2023

Wednesday, February 22, 2023

Monday, March 20, 2023

Monday, April 17, 2023

Monday, May 15, 2023

Monday, June 19, 2023

NO SESSION

NO SESSION

Monday, September 18, 2023

Monday, October 16, 2023

Monday, November 20, 2023

NO SESSION

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

Committee Assignments 2023: 4 or less Voting Board Members may be on Committee

Budget Committee -Russ Vanella, Joseph Spoltore and Anthony Buono

Site Plan Review Committee - Michael Fralinger, Fralinger Engineering PA - Board Engineer, Jack Waselik, Kenneth Jackson and Wayne Sabota – Alternate Bill Whelan

Master Plan Review Committee - Randy Scheule, Scheule Planning Solutions, LLC Board Planner, Russ Vanella, Anthony Buono, Jack Waselik and Joe Lacotte, Environmental Commission

The reorganization portion of the meeting was completed, and Chairman Russell Vanella carried forward with the Regular Meeting of the Planning Board of the Township of Upper

Deerfield held Monday, January 9, 2023 in the Municipal Building, Seabrook, N.J.

On motion of Joe Spoltore seconded by Anthony Buono, the minutes of December 12, 2022, were unanimously approved.

RESOLUTIONS:

On a motion of Anthony Lamanteer, second by Anthony Buono, the following resolution was memorialized:

Roll Call

| | |
|----------------------------------|-----------------------------|
| Russell Vanella -Aye | Jack Waselik - Absent |
| James Crilley – No Vote | Wayne Sabota - Aye |
| Anthony Lamanteer – Aye | Joseph Spoltore – Aye |
| Anthony Buono Sr.- No Vote | Laura Hayes – Aye |
| Kenneth Jackson – Aye | |
| William Whelan, Alt #1 – Absent | William Taylor Alt #2 – Aye |
| Edward Geletka, Alt #3 – No Vote | |

RESOLUTION 1- 2023

Township of Upper Deerfield Planning Board

Applicant's Names: Larry & Amy Lentz
Application: P-9-2022
Application For: Side Yard Set Back Variances
Property: Block 1001, Lot 9 – 73 Seeley Road
Public Hearing: December 12, 2022

Findings of Fact:

1. The Applicants were represented by attorney Mark Carusillo, Esq.
2. Larry Lentz was sworn and gave testimony in support of the Application.
3. On December 6, 2022, Applicants purchased Lot 9 of Block 1001 on the Township Tax Map, commonly known as 73 Seeley Road. The parcel is a 1.15-acre lot in the R-1 Residential Zoning District which is improved with a single-family residence and associated improvements.

4. The prior owner constructed a garage which is slightly within the side yard setback. Applicants were permitted to close on the property, but the establishment of an escrow account was required, by the Township, to facilitate the within application for “C” variances with regard to the garage encroachment.

5. The Board received and considered the following application materials:

A. Development Application form with attachments, dated April 19, 2022.

B. Boundary survey, Delaware Valley Data Collection, November 24, 2021.

6. The Board received and considered the September 13, 2022 Board Planner Randall Scheule, PP, AICP. Planner Scheule was present for and participated in the public hearing.

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

A. Item 7. Key map showing location of tract to be considered in relation to surrounding area.

B. Item 13. Names of all property owners within 200 feet of subject property.

8. Planner Scheule indicated that the required side yard setback was a minimum of 10’ or the height of the garage, whichever was greater. Mr. Lentz indicated that the garage was 12’ in height.

9. The existing garage has setbacks of 9.07’ and 9.36’. Therefore, side yard set back variances of 2.93’ and 2.64’ are required.

10. In response to questioning from the Board Engineer, the Applicant indicated that the garage is served by electricity only.

11. The existing 7.4' driveway encroachment onto neighboring Lot 6 was discussed. Applicant agreed to remove the stone which encroached onto Lot 6, on or before August 1, 2023. Applicant indicated that the neighbor has not complained about that encroachment.

12. On proper Motion, the meeting was opened to the public, however no members of the public wished to testify.

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

14. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of the requested side yard setback variances, which are essentially de minimis. The Board further finds that such relief can be granted without causing substantial detriment to the public good. The Board further finds that the granting of the said variances 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 side yard setback variances of 2.93' and 2.64' to Larry and Amy Lentz, 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.

- D. Applicant shall remove the existing 7.4' driveway encroachment onto Lot 6 on or before August 1, 2023, and provide satisfactory proof of same to the Board Engineer.
- E. 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 9, 2023, to memorialize action taken on December 12, 2022.

On motion of Anthony Lamanteer, seconded by Kenneth Jackson and unanimously approved, the public comment portion of the meeting was opened. With no public comments, the Board on motion of Laura Hayes seconded on Anthony Buono and unanimously approved the public comment was closed.

Being no further business on motion of Laura Hayes, seconded by Anthony Buono and unanimously approved, the meeting was adjourned.

Respectfully Submitted,

Roy Spoltore, Acting Secretary