

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday June 19th, 2023, at 7:00 pm in the Municipal Building, Seabrook, N.J.

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.

Present:

Members: Russell Vanella, Jack Waselik, James Crilley, Anthony Lamanteer, Joseph Spoltore, Anthony Buono Sr., Laura Hayes, William Taylor Alt 2,

Staff: Planner Randall Scheule, PP, Engineer Michael Fralinger, PE, Solicitor Matthew Ritter, Esq. and Acting Secretaries Roy Spoltore and Sherrie Dixon.

Absent: Kenneth Jackson, Wayne Sabota, William Whelan Alt 1, Edward Geletka Alt 3 and Ken Mecouch Alt 4.

The minutes of the June 12th meeting were unanimously approved on motion of Anthony Lamanteer, seconded by Jack Waselik.

The following resolution was memorialized on motion of Anthony Buono, seconded by Anthony Lamanteer on a roll call vote:

Roll Call

Russell Vanella -Aye	Jack Waselik – Aye
James Crilley – Aye	Wayne Sabota - Absent
Anthony Lamanteer – Aye	Joseph Spoltore – Aye
Anthony Buono Sr.- Aye	Laura Hayes – Aye
Kenneth Jackson – Absent	
William Whelan, Alt #1 – Absent	William Taylor Alt #2 – Recuse
Edward Geletka, Alt #3 – Absent	Kenneth Mecouch Alt #4- Absent

RESOLUTION 8-2023

TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

WHEREAS, the Township Committee of the Township of Upper Deerfield, by Resolution 23-101, has requested that the Township Planning Board review Sika Corporation’s single-site Redevelopment Plan, as to Block 1201, Lots 1 and 3; and

WHEREAS, Ordinance 839 adopted September 1, 2022, amended the 2005 Redevelopment Plan to permit warehousing and/or light and medium manufacturing in the applicable Redevelopment Area; and

WHEREAS, the proposed single-site Redevelopment Plan would further amend the 2005 Redevelopment Plan, as to the aforementioned Lots only, by increasing the permitted height of the proposed building, specifically the enclosed tower and material elevator, to 125 and 140' respectively, as well as one area of the proposed development which requires a 10' setback due to the proposed rail spur; and

WHEREAS, the Township Committee, sitting as the Upper Deerfield Township Redevelopment Entity, has requested that the Planning Board review Sika's single-site Redevelopment Plan specifically to determine its consistency with the Upper Deerfield Township Master Plan; and

WHEREAS, the Planning Board reviewed the proposed single-site amendment to the Redevelopment Plan at its Regular Meeting held on June 12, 2023; and

WHEREAS, at said June 12, 2023, Regular meeting, the Planning Board received, reviewed and discussed a Consistency Report, dated June 8, 2023, consisting of seven (7) pages, prepared by Board Planner Randall Scheule, PP, AICP; and

WHEREAS, Sika Corporation and Marathon Engineering, the author of the single-site Redevelopment Plan, have agreed to work with the Board Planner in order to address the fifteen (15) comments contained in his Consistency Report, prior to any adoption of the Redevelopment Plan amendments by the Township Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Upper Deerfield, does hereby find and determine that the proposed single-site Redevelopment Plan, which would further amend the 2005 Highway 77 Redevelopment Plan as to Block 1201, Lots 1 & 3 only, is consistent with and serves to effectuate the Township's Master Plan. The

Board further finds, as recommended by the Board Planner, that no provision in the proposed amendment 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 June 19, 2023. to memorialize action taken June 12, 2023.

Upper Deerfield Township Planning Board

RUSSELL S. VANELLA, Chairman

ATTEST:

ROY SPOLTORE, Acting Secretary

On motion of Anthony Lamanteer, seconded by Anthony Buono, the public portion of the meeting was unanimously opened. Resident Nancy Ridgway wished everyone a happy 4th of July. With no other comments, the public portion was unanimously closed on a motion of Anthony Lamanteer, seconded by Anthony Buono.

With no other business, the meeting was unanimously adjourned on a motion of Laura Hayes seconded by William Taylor.

Respectfully Submitted,

Roy Spoltore, Acting Secretary

Sherrie Dixon, Acting Secretary