

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday September 18th, 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, Kenneth Jackson, Wayne Sabota and William Whelan Alt1.

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

Absent: William Taylor Alt 2 , Edward Geletka Alt 3 and Ken Mecouch Alt 4.

The minutes from the August 14th, 2023, meeting were unanimously approved on motion of William Whelan, seconded by Anthony Buono, Sr.

Laurel Lawn Cemetery Association, represented by Howard Melnicove Esquire, of Nehmad, Davis and Goldstein, appeared before the Board for a Minor Site Plan for 170 Old Deerfield Pike- Block 1301 Lot 37 to construct a 40' x 80' (3,200 SF) pole barn. Gregory Simonds, PE of Ewing Associates and Richard Maxwell CEO and day to day manager of Laurel Lawn were both sworn in. Randall Scheule reviewed his completeness report and had no objections to the application waivers requested by the applicant. Michael Fralinger went over his completeness review, and also did not object to the application waivers requested by the applicant.

On a roll call vote motioned by Wayne Sabota, seconded by Jack Waselik, the application was deemed complete.

Roll Call

Russell Vanella -Aye	Jack Waselik – Aye
James Crilley – Aye	Wayne Sabota - Aye
Anthony Lamanteer – Aye	Joseph Spoltore – Aye
Anthony Buono Sr.- Aye	Laura Hayes – Aye
Kenneth Jackson – Aye	
William Whelan, Alt #1 – No Vote	William Taylor Alt #2 – Absent
Edward Geletka, Alt #3 – Absent	Kenneth Mecouch Alt #4- Absent

Mr. Maxwell stated that the cemetery began in 1929 and the proposed pole barn would be used to store landscaping and groundskeeping equipment. He stated that an electric service would be utilized in the building and that no dangerous contents would be stored. Mr. Simonds prepared the site plan and stated that the applicant would comply with the technical review comments of the planner and engineer. Randy Scheule reviewed his technical comment report, no use variance

is required, and the applicant satisfactorily answered his other comments. Michael Fralinger reviewed his technical comments and stated that due to the size of the project there would not be a need for a storm water review but deferred the road ROW dedication to the County since the property abuts two county roads.

On the motion of Jack Waselik, seconded by Kenneth Jackson and unanimously carried, the public hearing portion was opened. With no public comment, on motion of Jack Waselik, seconded by Anthony Lamanteer, the public hearing portion was closed.

Matthew Ritter presented an overview of the site plan application and summarized the elements for a resolution to approve the application as presented with the acceptance of the comments by the planner and engineer. On a roll call vote made by Jack Waselik, seconded by Anthony Buono, the application was approved.

Roll Call

Russell Vanella -Aye	Jack Waselik – Aye
James Crilley – Aye	Wayne Sabota - Aye
Anthony Lamanteer – Aye	Joseph Spoltore – Aye
Anthony Buono Sr.- Aye	Laura Hayes – Aye
Kenneth Jackson – Aye	
William Whelan, Alt #1 – No Vote	William Taylor Alt #2 – Absent
Edward Geletka, Alt #3 – Absent	Kenneth Mecouch Alt #4- Absent

On motion of Jack Waselik, seconded by Anthony Buono, the Public Portion of the meeting was opened. Resident Mike Everly of Tunbridge Drive asked for an explanation of why the planning board did not recommend adding a food truck ordinance to the Township code. Chairman Vanella, Jack Waselik and Wayne Sabota all explained that the board voted unanimously that a food truck ordinance is not recommended to be adopted due to concerns the ordinance may have on existing brick and mortar food establishments. The discussion as to creating food truck ordinance was contemplating whether a vendor could be stationary. The Board recommended unanimously that one not be created. Mr. Everly asked how Mr. Softee could operate. It was stated that Mr. Softee operates as a peddler, which is defined as moving place to place and is allowed in township ordinances. The discussion as to creating food truck ordinance was contemplating whether a vendor could be stationary. The Board recommended unanimously that one not be created. With no other comments, the public portion was unanimously closed on motion of Anthony Buono, seconded by Anthony Lamanteer.

With no other business the meeting was adjourned on motion of Anthony Lamanteer, seconded by Laura Hayes.

Respectfully Submitted,

Roy Spoltore, Acting Secretary

Sherrie Dixon, Acting Secretary

