

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday June 10, 2024, 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, William Whelan alt 1 and Edward Geletka Alt 3.

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

Absent: William Taylor alt 2 and Ken Mecouch alt 4.

On motion of Wayne Sabota, seconded by Laura Hayes, the minutes of May 20, 2024, were unanimously approved.

APPLICANT DEVELOPMENT:

Sika Corporation- 1262 Highway 77- Block 1201 Lots 1 & 3- Preliminary and Final Site Plan for Amended Site Plan and bulk variance. The amendment consists of reduction of overall building size and height, elimination of the training center, and revised parking, landscaping and other items. The project will construct a manufacturing facility which will blend and combine certain components or elements in the creation of building material products.

The Sika Corporation was represented by attorney Peter Chacianas, Esq., Architect Steve Graham, Engineer Dave Fleming and Sika Engineer Scott Joehlin. Mr. Chacianas stated that lots 1 and 3 have been consolidated into lot 1 and the deed has been recorded. The building has been downsized but the intended use of the property has not changed. Sika is seeking a variance for parking as well as design waivers for landscaping and sidewalks. Steve Granham presented several architectural renderings depicting views of the facility from Big Oak Extension, Route 77, from the rail spur and from Finley Road identified as Exhibit A-1, A-2, A-3 & A-4. The warehouse will be reduced from 211,200 square feet to 195,600 square feet and will be located approximately 1000 feet from Route 77. The proposed office will go from 16,500 square feet to 8,000 square feet. 100 parking spaces are required and 77 have been provided. The size of the building has been reduced, but the process remains the same.

Scott Joehlin from Sika stated that 70 full-time employees will be hired and 50 will work on the first shift and 20 on the second shift. The original access road off of Finley Road has been eliminated and will only be used for emergency access. Michael Fralinger and Randall Scheule

went over their technical reports and the professionals did not have objections to the parking variance request or the applicant's design waiver request for landscaping relief and the need to install sidewalks. Sika representatives agreed to accommodate the comments in the perfected plan of the Planning Board Engineer and Planner.

On the motion of Jack Waselik, seconded by Anthony Buono Sr, the public hearing was unanimously opened. Resident Nancy Ridgway asked if she heard correctly that paint would be manufactured at the facility. She was told no paint would be manufactured at this location at this time. With no other comments, the public hearing was closed on motion of Anthony Buono Sr, seconded by Jack Waselik and unanimously carried.

Matt Ritter, Esq. reviewed a proposed resolution to approve final site plan approval for Sika's amended site plan that consisted of a reduction of overall building size and height, removal of access to Finley Road other than in emergent situations, internal transportation modifications, request for parking variance and design waivers for landscaping and elimination of need for sidewalks. The project will construct a manufacturing facility which will blend and combine certain components or elements in the creation of building material products. On a motion by Jack Waselik, seconded by Anthony Buono Sr., the Sika amended site plan application was unanimously approved on a roll call vote

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 – No Vote	Kenneth Mecouch Alt #4- Absent

PROFESSIONALS/COMMITTEE/COMMISSION:

Russell Vanella asked Randall Scheule if he had any updates on the parking or fence/hedgerow ordinance revisions. Randall stated he will work on those for the next meeting.

The public comment portion was unanimously opened on motion of Anthony Buono, Sr., seconded by Laura Hayes. With no public comment, the public portion of the meeting was unanimously closed on motion of Kenneth Jackson, seconded by James Crilley.

With no further business, the meeting was unanimously adjourned by motion of Wayne Sabota, seconded by Jack Waselik.

Respectfully Submitted,

Roy Spoltore, Secretary

Sherrie Dixon, Secretary