

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday September 9, 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 Jr., Joseph Spoltore, Laura Hayes, Anthony Lamanteer Sr. alt 1, William Taylor alt 2 (Came in at 7:05pm), and Ken Mecouch alt 4.

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: Anthony Buono Sr., Wayne Sabota, Kenneth Jackson, Edward Geletka alt 3.

Matthew Ritter, Esq. announced that the attorney for Audelises and Lerea Vera has requested an adjournment of their application to the October 7th, 2024, meeting and that anyone in attendance is notified that the meeting will be held on that date for public comment. Mr. Ritter added that no additional public notice will be required. On motion of Anthony Lamanteer Sr, seconded by Ken Mecouch, the minutes from the August 16th, 2024, meeting were unanimously approved with Joe Spoltore abstaining.

APPLICANT/DEVELOPMENT:

Anthony Lamanteer Jr - 231 Old Deerfield Pike - Block 1504 Lot 8 - Minor Subdivision in a R2 Zone – totaling 12.979 acres to create one new 1-acre lot with the existing lot to contain 11.979 acres. Anthony Lamanteer Jr., Anthony Lamanteer Sr. and Chairman Russ Vanella, all recused themselves from the application and sat in the audience. Vice Chairman Jack Waselik took over this application and served as Chairman. Matt Ritter swore in Anthony Lamanteer Jr. Randall Scheule went over his report for completeness. He addressed the two items that a waiver was requested and saw no issue with the waivers being granted. Mike Fralinger went over his report for completeness as well, noting that he would not have any objections to the waivers and deferred to the County Planning Board for the required road dedication. On motion of Laura Hayes, seconded by Ken Mecouch, the application was deemed complete on a roll call vote as follows:

Russell Vanella- No Vote
James Crilley – Aye
Anthony Lamanteer Jr.– No Vote

Jack Waselik-Aye
Wayne Sabota - Absent
Joseph Spoltore – Aye

Anthony Buono Sr.- Absent

Laura Hayes – Aye

Kenneth Jackson – Absent

Anthony Lamanteer Sr., Alt #1 – No Vote

William Taylor Alt #2 – Aye

Edward Geletka, Alt #3 – Absent

Kenneth Mecouch Alt #4 – Aye

Anthony Lamanteer Jr. gave testimony that he is proposing to create one new one-acre lot out of the existing 12.979-acre parcel. He is seeking a variance for lot size and road frontage for the new lot and road frontage for the existing lot. In an R2 Zone, the minimum lot width is 200 feet for a qualified farm and 175 for a single-family dwelling. On the proposed new lot, there will be 154.12 feet, and the qualified farm will be 180.21 feet. A variance will also be needed for lot size for the proposed new lot considering it will only be 1 acre instead of the 1.5-acre requirement. He stated that the property has natural buffering on each side of the property and that the lot size is comparable to those in the area. On motion of William Taylor, seconded by Laura Hayes, and unanimously approved the public portion was opened. Russ Vanella was sworn in and asked what he planned on farming. Anthony Lamanteer Jr. stated that it would be hay. Seeing no other comments, the public portion was closed on motion of William Taylor, seconded by Ken Mecouch and unanimously approved.

Matthew Ritter reviewed the minor subdivision application and stated a resolution could be introduced stating that the Board has carefully considered this matter and finds that good cause exists for the granting of the requested minor subdivision approval, with bulk variances for lot area (proposed Lot 5.01), and minimum lot width (both lots). On a roll call vote motioned by William Taylor, seconded by Laura Hayes, the resolution described above for the minor subdivision and bulk variances was approved.

Russell Vanella- Abstain

Jack Waselik-Absent

James Crilley – No Vote

Wayne Sabota - Aye

Anthony Lamanteer Jr.– Aye

Joseph Spoltore – Absent

Anthony Buono Sr.- Aye

Laura Hayes – Aye

Kenneth Jackson – Aye

Anthony Lamanteer Sr., Alt #1 – Aye

William Taylor Alt #2 – No Vote

Edward Geletka, Alt #3 – No Vote

Kenneth Mecouch Alt #4 – No Vote

Russ Vanella, Anthony Lamanteer Sr and Anthony Lamanteer Jr. all returned to their seats. Russ Vanella took over as chairman of the meeting.

PROFESSIONALS/COMMITTEE/COMMISSION:

Randall Schuele stated he was in the process of reworking and updating the Planning Board Application, Checklist and Fee schedule. He will keep the Board updated with the progress. The public comment portion was opened on motion of William Taylor, seconded by Laura Hayes and unanimously carried. Jim Fioriani from the Soccer Club gave an update regarding sign ups and practice/game days and times. He also stated that he has noticed the walking path gets used by many people. With no one else wishing to speak, the public comment portion was closed on the motion of William Taylor seconded by Laura Hayes and unanimously approved.

Russ Vanella stated that the fence ordinance was introduced by the Township Committee. Roy Spoltore stated that the September 16th meeting of the board will be cancelled. With no further business, the meeting was unanimously adjourned on motion of Ken Mecouch, seconded by Laura Hayes.

Respectfully Submitted,

Roy Spoltore, Secretary

Sherrie Dixon, Secretary