

The Reorganization Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, January 13, 2025, 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.

**Present:**

Members: Russell Vanella, Jack Waselik, James Crilley, Anthony Lamanteer Jr., Joseph Spoltore, Anthony Buono, Laura Hayes, Kenneth Jackson, Wayne Sabota, Anthony Lamanteer Sr. alt 1, William Taylor alt 2, Ed Geletka Alt 3 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.

**REORGANIZATION**

**Election of Chairperson and Vice Chairperson:**

Solicitor Matthew Ritter requested nominations to elect 2025 Chairperson. Wayne Sabota made motion to nominate Russ Vanella, seconded by Anthony Lamanteer Sr. The nominations were closed on motion of Ken Mecouch seconded by Ken Jackson, and a unanimous vote was recorded to serve as Chairperson. Matthew Ritter turned the meeting over to Chairperson Vanella and he requested nominations to elect the 2025 Vice Chairman. Wayne Sabota made a motion to nominate Jack Waselik, seconded by Anthony Buono Sr. On the motion of Anthony Lamanteer Sr., seconded by Laura Hayes to close nominations, a unanimous vote for Jack Waselik was made to serve as Vice-Chairperson.

**Advertising Newspapers** were approved by Township Committee at their January 2, 2025, 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 2, 2025, 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

On motion of Ken Jackson, seconded by Laura Hayes, the following meeting dates were unanimously approved :

## **2025 REGULAR MEETING DATES**

January 27  
February 10 & 24  
March 10 & 17  
April 14 & 21  
May 12 & 19  
June 9 & 16  
July 14  
August 11  
September 8 & 15  
October 6 & 20  
November 10 & 17  
December 8

**REORGANIZATION MEETING - JANUARY 12, 2026 AT 7:00 P.M.**

### **Committees Assignments 2025 Planning Board**

#### **Budget Committee**

Russ Vanella  
Joe Spoltore  
Anthony Buono

#### **Site Plan Review Committee**

Michael Fralinger, Fralinger Engineering PA - Board Engineer  
Jack Waselik  
Wayne Sabota  
Kenneth Jackson  
Alternate  
Ed Geletka

#### **Master Plan Review Committee**

Randy Scheule, Scheule Planning Solutions, LLC Board Planner  
Russ Vanella  
Anthony Buono  
Jack Waselik  
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 on Monday, January 13, 2025.

On motion of Anthony Lamanteer Sr, seconded by Laura Hayes, the minutes of the November 18, 2024, meeting were unanimously approved.

**APPLICANT DEVELOPMENT:**

Zachary Manupello of 6 Horton Avenue Block 703 Lot 42.01 came before the Board seeking a variance to replace the current chain link fence with a khaki-colored vinyl fence. He is proposing a privacy fence adjacent to the side property line extending a distance of 89 feet from the Horton Avenue ROW. The first 40 feet would be 4 feet in height, the next 8 feet of fence would be 5 feet in height and lastly 41 feet of 6 feet in height. He stated that the fence would have mutual benefit to his neighbor since they have a pool and would give them more privacy and it's also where his neighbor parks their vehicles. He also stated that 3 other neighbors have similar fences in the area. Randall Schuele and Mike Fralinger both went over their reports for completeness and had no issues with granting waivers requested. On motion of Wayne Sabota, seconded by Laura Hayes, the application was deemed complete on a roll call vote as follows:

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

Both professionals went over their technical comments. Randy Scheule explained that this is variance for the height of a side yard fence requirements, primarily for the first 40 feet off of Horton Avenue. Mike Fralinger suggested he keep the fence 15 feet from the edge of pavement instead of the intended 13 feet and Mr. Manupello agreed to that. On motion of Ken Jackson, seconded by Anthony Buono Sr., the public comment was opened. Seeing no one, the public comment portion was closed on motion of Wayne Sabota, seconded by Laura Hayes.

The Solicitor presented an overview of the application as a variance was needed for the portion of the proposed fence, within the front yard, that exceeded the allowable 2.5' for privacy fences. The rest of the proposed fence complied with the permitted height requirements. He noted that the applicant provided testimony that good cause exists for the granting of the requested fence height variance and the granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan, nor the Development Ordinance of the Township. On motion of Laura Hayes, seconded by Jack Waselik, the application was approved on the following roll call vote:

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

Lassonde Pappas & Company 1119 Parsonage Road - Block 905 Lot 4 represented by Michael

Floyd, Esquire with Archer and Greiner, PC and Ian Wallace, Esq of Lassonde Pappas & Company. The applicant appeared before the Board seeking completeness only for a Preliminary and Final Major Site Plan. The 26.08-acre site is improved with a 86,350 SF warehouse/office building and associated improvements. The new development proposal includes a 94,739 SF warehouse addition to the existing warehouse facility.

Planner Randall Schuele presented his completeness review and requested that three items in Schedule "A" - and five items in Schedule "B" be clarified. He added that the application may be deemed complete subject to the applicant addressing the Schedule A items, and waiver approval for Schedule B Item 20. Schedule B Items 7, 45 and 50 should be provided. Engineer Michael Fralinger identified eight areas of the checklist that needed to be addressed. Soil Borings will need to be supplied that meet NJ Storm Water Management regulations. He added that he was not opposed to the granting of the requested waivers and the application may be deemed complete if the applicant will comply with the other items.

The applicant stated their revised plans will comply with the open completeness items of the Planner and Engineer. On motion of Anthony Lamanteer Sr, seconded by Wayne Sabota, the application was deemed conditionally complete with the requested waivers by the following roll call vote:

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

The following resolution was memorialized on the motion of Wayne Sabota, seconded by Anthony Buono Sr., on the following roll call vote:

Russell Vanella- Aye	Jack Waselik-Aye
James Crilley – No Vote	Wayne Sabota - Aye
Anthony Lamanteer Jr.– Aye	Joseph Spoltore – No Vote
Anthony Buono Sr.- No Vote	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

## **RESOLUTION 11-2024**

### **TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD**

**Applicant's Name:** Michael Casper

**Application No.:** P-9-2024

**Application for:** Use Variance  
**Property:** Block 1102, Lot 9.01 (357 Old Deerfield Pike)  
**Hearing:** November 18, 2024 (Completeness & Technical)

**Findings of Fact:**

1. Applicant Michael Casper appeared before the Board, was sworn, and gave testimony in support of the Application.
2. Applicant is the owner of Lot 9.01 of Block 1102, which is a 1.15-acre parcel in the A Agricultural Zoning District.
3. The parcel is improved with a single-family dwelling, which Applicant proposes to occupy while constructing a new residence.
4. The existing dwelling is recognized as a “non-farm dwelling” in the Ag Zone, as it does not qualify as a Farm or a Rural Residence.
5. The proposed new home therefore requires a use variance pursuant to N.J.S.A. 40:55D-70d(1). As a result, the Class I and Class III Board members did not participate.
6. Additionally, the Applicant requires temporary relief from §405-15.C which prohibits more than one dwelling unit on a single residential lot.
7. Board received and considered the following:
  - a. Application dated November 2, 2024
  - b. Hand-drawn plot plan
8. The Board received and considered the November 15, 2024 Report of Board Planner, Randall Scheule, PP/AICP. Planner Scheule was present for and participated in the meeting.

9. The Board also received and considered the November 15, 2024 Report of Board Engineer J. Michael Fralinger, Jr., PE, CME, who was present for and participated in the meeting.

10. After a review of the Board Planner and Board Engineer's Completeness comments, on proper motion, the Board voted unanimously to deem the application complete, after granting the following waivers:

- a. Schedule C, Items 5-8, 10-18
- b. Schedule C, Items 19-27
- c. Schedule C, Items 28-34
- d. Schedule C, Items 35-38
- e. Schedule C, Items 39-40, 41f, h-k, 42, & 44-46

11. The Board Planner and Engineer reviewed with the Board the Technical comments found in their respective Reports.

12. After discussion, the Applicant indicated that he believed construction of the new dwelling could be completed in 20 months, and that the existing structure can be demolished within 4 months thereafter. The Board was agreeable to the proposed two-year timeline, with appropriate conditions.

13. A motion was made to open the Public Hearing, however no members of the public wished to give testimony. The meeting was therefore closed to the Public.

14. The Board Solicitor summarized the application and provided a roadmap for the issuance of certificates of occupancy, so as to ensure the prompt and proper removal of the existing dwelling at the appropriate time.

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

16. On proper Motion, the Board voted 7-0 to grant the requested variance relief.

**NOW THEREFORE BE IT RESOLVED** that the Board has carefully considered this matter and finds that good cause exists for the granting of a “d(1)” use variance for the proposed new single family dwelling. The Board also finds, by clear and convincing evidence, that the property in question is especially suited for the proposed use, given the dwelling that already exists and will be removed, and that special reasons exist for the granting of the aforementioned use variance. The Board further finds that the proposed residence does not present a detriment to the public good, nor to the Township zoning plan or zoning ordinance.

**BE IT FURTHER RESOLVED** that the Board has carefully considered this matter and finds that good cause exists for the granting of the requested temporary variance relief from the applicability of §405-15.C, subject to conditions.

**BE IT FURTHER RESOLVED** that the Board does grant the foregoing use variance and minor subdivision relief described herein subject to the following conditions:

- A. Applicant must pay any and all required fees that are due, or become due to the Township, and replenish any outstanding escrow accounts as directed, within seven (7) days’ notice thereof.
- B. Applicant must comply with all representations made through any representative during the course of Applicant’s presentation to the Board, and in all documents filed with the Application.
- C. Applicant shall obtain approvals and permits as may be required by any other agency having jurisdiction, including, but not limited to the Cumberland County Planning Board and Cumberland County Department of Health.
- D. That compliance be had with all other requirements of the Upper Deerfield Township Development Ordinance and building code.

- E. Applicant shall complete construction of the new dwelling within twenty (20) months from the date of the adoption of the within Resolution. Upon satisfaction of the Construction and Zoning departments, the Zoning Official may issue a Temporary Certificate of Occupancy for the new dwelling, pending the satisfactory demolition of the existing structure. Applicant shall have a total of twenty-four (24) months (four months after the deadline to complete construction) to demolish the existing structure, to the reasonable satisfaction of the Construction and Zoning officials. Upon satisfaction of this condition, Applicant shall be entitled to a permanent Certificate of Occupancy for the new dwelling. Applicant shall be entitled to request, from the Board, a reasonable extension of the within deadlines, upon a showing of diligence and good cause.
- F. Pursuant to §405-95(c), the Variances granted herein shall automatically expire two years following the date of this Resolution, unless prior to said date any structures for which the variance approval was granted are lawfully completed, and the residential uses lawfully commenced. Applicants shall be entitled to request an extension of this deadline upon a showing of good cause, and payment of related application and escrow amounts for said extension.
- G. The Planning Board Planner and Planning Board Engineer, are hereby delegated the authorization to approve minor changes requested, 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, Secretary 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 13, 2025, to memorialize action taken on November 11, 2024.

**PROFESSIONALS/COMMITTEE/COMMISSION:**

Russ Vanella told everyone that Randall Scheule was continuing to work on the revised Planning Board application, Fee schedule and Checklist. Randall stated he would have a draft of those for the next meeting on January 27, 2025. He also stated that they should look at the 2017 Re-Exam to be prepared for 2027. Russ Vanella asked about Bristol Ponds update. Roy Spoltore told the Board that he would contact them soon for an update. Russ Vanella told the Board that the topic of "Tiny Homes" should be addressed this year in response to questions being asked of the Housing/Zoning Officer.

Roy Spoltore gave an update of the upcoming meetings and possible applications. On motion of Anthony Buono Sr., seconded by William Taylor, the public comment portion of



the meeting was opened. Resident Sandy Acevedo asked about the environmental report aspects of the Lasonde Pappas application. Matt Ritter explained that it was just a conditional completeness and that the project was not approved yet. Mike Fralinger added that their professionals would be completing the required environmental aspects of the Township code. Jim Crilley thanked the Board and professionals for all their hard work last year and stated they will have a busy year ahead. Seeing no one else wishing to speak. Anthony Buono made a motion seconded by Anthony Lamanteer Jr, to close the public comment portion of the meeting and unanimously approved. With no further business, the meeting was unanimously adjourned on the motion of Laura Hayes, seconded by Anthony Lamanteer Jr.

Respectfully Submitted,

Roy Spoltore, Secretary

Sherrie Dixon, Secretary