

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, February 24, 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, Laura Hayes, Kenneth Jackson, Wayne Sabota, Anthony Lamanteer Sr. alt 1, William Taylor alt 2 and 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.

Absent: Anthony Buono Sr.

On motion of Anthony Lamanteer Sr., seconded by Laura Hayes, the minutes of the January 27, 2025, meeting were unanimously approved.

APPLICANT DEVELOPMENT:

Lassonde Pappas, represented by Michael Floyd Esq. of Archer & Greiner, appeared before the Board presenting a Preliminary and Final Major Site Plan for 1019 Parsonage Road- Block 905 Lot 4. 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. Completeness was previously approved on January 13, 2025.

Stephan Dube, Senior VP of Manufacturing for Lassonde Pappas, was sworn in by Matt Ritter. He gave a brief overview of the company's history and expansion plans utilizing a handout that contained exhibits A-1 through A-9. The proposed warehouse expansion was deemed to be consistent with the Township Redevelopment Plan by the redevelopment entity in 2024 and the application before the planning board was deemed complete on January 13th. Mr. Dube stated that there will be approximately 30 employees split between three shifts in the proposed warehouse, with no new parking spaces required since there are 70 spots currently available.

Matt Ritter then swore in Steve Guyer, Engineer with Hixson Architecture, Engineering and Interiors, who is licensed in Ohio but not in New Jersey. Since Mr. Guyer is most familiar with the project, he explained exhibits A-2 through A-5. Sonny Dean, Engineer with Lassonde Pappas, was sworn in and explained the existing truck traffic and storage areas and how they would be utilized during the construction of the new buildings. Lassonde will also be adding an additional fire hydrant and new sewer and water lines. Dan Cunningham, Engineer with Hixson, that is licensed in the state of New Jersey was sworn in and adopted the testimony of Steve Guyer. Nathan Mosley, an Engineer with Shropshire Associates, was sworn in and stated that there would be two points of road access to the facility and the parking is consistent with the ITE standards for the proposed usage. He added that there wouldn't be much more traffic than normal.

Joe Klingshim, Architectural Project Leader with Hixson, who is not registered in New Jersey, but is most familiar with the project, was sworn in and reviewed exhibits A-6 through A-8, showing the floor plans, truck docks and 3D rendering of the building. Matt Spangler, Supervising Architect with Hixson, who is licensed in New Jersey, adopted the testimony of Mr. Klingshim's as his own.

Planner Randall Scheule reviewed his technical report. He determined that the parking calculations, pursuant to the recently amended Parking Ordinance, did not require a variance. He noted that the applicant had supplied, through Hixson, a detailed response to each of the comments in his Technical Review. All items were acknowledged by the applicant and will be provided or be included on the Perfected Plan. Engineer Mike Fralinger noted that the Applicant had supplied, through Hixson, a detailed response to each of the comments in his Technical Review. All items were acknowledged by the applicant to be provided or be included on the Perfected Plan.

On motion of Ken Mecouch, seconded by William Taylor, the public comment portion was unanimously opened. With no comments, the public portion was unanimously closed on motion of Anthony Lamanteer Sr., seconded by Ken Jackson.

Matthew Ritter, Esq. provided a summary of the application, and the approvals sought. On the motion of Wayne Sabota, seconded by William Taylor the Planning Board determined that there is good cause to grant the requested Preliminary & Final Major Site Plan approval to Applicant, subject to conditions contained in the planner's and engineer's technical reports and approve the requested partial landscaping waiver, due to the existing mature trees, wetlands at the rear of the property, and the forthcoming planned expansion of the facility to incorporate additional production space. The motion was approved on the following roll call vote:

Russell Vanella- Aye
James Crilley – Aye

Jack Waselik-Aye
Wayne Sabota - Aye

Anthony Lamanteer Jr.– Aye
Anthony Buono Sr.- Absent
Kenneth Jackson – Aye
Anthony Lamanteer Sr., Alt #1 –Aye
Edward Geletka, Alt #3 – No Vote

Joseph Spoltore – Aye
Laura Hayes – Aye
William Taylor Alt #2 – No Vote
Kenneth Mecouch Alt #4 – No Vote

Yasar Kuttab- 125 Old Burlington Road- Block 801 Lots 5, 6 and 9 consisting of 19 acres came before the Board seeking a variance for Lack of Street Frontage to enable him to construct a dwelling that previously had a dwelling on the property. Sam Kuttab, Michael Seabright, Architect and Matthew Robinson, Esq. representing the applicant were sworn in by Matt Ritter, Esq. Mr. Robinson stated that the applicant intends to consolidate the 3 lots into one lot and construct a single-family home. He stated there was a house on lot 5 that was previously demolished about 10 years ago. He plans to lease the farmland portion of the property to a local farmer, so no use variance is required for a residence in an agriculture zone. There is an easement that starts at Old Burlington Road and ends at lot 5 that provides access to the property.

Michael Seabright, an Engineer, was sworn in and presented exhibits A-1 and A-2 depicting tax maps, pictures of proposed construction and an overhead overall layout of the property and neighboring properties. He stated that there are no wetlands, so no set back is needed. They addressed the Fire Marshall's requirement to provide for a fire truck and other emergency vehicles to have access to the property. They proposed two options, with the preferred one providing for a circular drive on their property that the largest fire truck could utilize to turn around.

Planner Randall Scheule and Engineer Mike Fralinger went over their completeness reviews and both professionals had no objections to the waivers requested and suggested the application be deemed complete. On a motion of Jack Waselik, seconded by Wayne Sabota, the application was deemed complete on the following roll call vote:

Russell Vanella- Aye
James Crilley – Aye
Anthony Lamanteer Jr.– Aye
Anthony Buono Sr.- Absent
Kenneth Jackson – Aye
Anthony Lamanteer Sr., Alt #1 –Abstain
Edward Geletka, Alt #3 – No Vote

Jack Waselik-Aye
Wayne Sabota - Aye
Joseph Spoltore – Aye
Laura Hayes – Aye
William Taylor Alt #2 – No Vote
Kenneth Mecouch Alt #4 – No Vote

Both Randall Schuele and Mike Fralinger went over their technical comments with the applicant providing compliance with the items identified in their reports on the perfected plan. Mike Fralinger requested that grading also be included on the perfected plan. The applicant agreed to comply with the professionals comments. On the motion

of William Taylor, seconded by Ken Jackson, the public comment portion was opened. Byron Dubois asked how the property is currently taxed since it hasn't been farmed in several years. He also stated that there was a driveway access license for resident Ron Overstreet at Lot 7.05. Resident Ron Overstreet stated that Reynold's Road easement has been involved in various issues over the past thirty years. When part of his land was put into farmland preservation, he was able to get a driveway access license from Byron Dubois's property to allow access to his property. Resident Dan Gedral at Lot 6 stated he has been there since 1975, and that the easement known as Reynold's Road has been a mess for years. He added that he does not understand how access would be provided for Mr. Kuttab to get to his property. Mr. Kuttab stated he wants to work with the adjoining residents to make the easement mutually beneficial to everyone involved rather than just doing what the deeded easements allows him to do. On motion of Jack Waselik, seconded by Wayne Sabota, the public portion was unanimously closed.

Matthew Robinson Esq. explained that there previously was a house on the property that had access from Reynolds Road and the deeds show easements from Old Burlington Road. He added that the applicant is willing to work with the neighbors to come to an agreement on how to utilize the easement, but the applicant has the right to utilize the easement as defined in the deeds. The neighbors agreed to meet to discuss the matter.

Matt Ritter, Esq. summarized the application as a consolidation of 3 lots, a single-family farm residence with access from deeded easements known as Reynold's Road, access for first responder vehicles and Mr. Kuttab's property has no street frontage. On motion of Wayne Sabota, 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.- Absent	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

Roy Spoltore gave a brief update on the potential applications that may come before the board in the future. On a motion of Laura Hayes, seconded by Ken Jackson, the public comment portion was opened. With no comments, the public comment portion was closed unanimously on a motion of Laura Hayes, seconded by Jack Waselik. With no further business, the meeting was unanimously adjourned on the motion of William Taylor, seconded by Laura Hayes.

Respectfully Submitted,

Roy Spoltore, Secretary

Sherrie Dixon, Secretary