

The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, March 10, 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., Anthony Buono Sr., Laura Hayes, Kenneth Jackson, Wayne Sabota, Anthony Lamanteer Sr. alt 1, William Taylor alt 2 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: Joseph Spoltore and Ed Geletka Alt 3.

On motion of Anthony Lamanteer Sr, seconded by Ken Mecouch, the minutes of the February 24, 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 1017 W. Parsonage Road & 1360 Highway 77 Block 905 Lots 4 & 6.01. The proposed development provides for the construction of a 201,603 SF production facility and associated improvements. Completeness was approved by the Board on January 27, 2025.

Stephane Dube, Senior VP of Manufacturing for Lassonde Pappas was sworn in by Matt Ritter. He gave a brief overview of the expansion plans utilizing a handout that contained exhibits A-1 through A-14. Mr. Dube gave testimony that the new facility would operate 24 hours a day 7 days a week with a total of 175 employees for both the plant and warehouse and that they would be split amongst 3 shifts. The

first shift would have 60 employees in production and 12 in Warehouse, second shift would have 43 employees in production and 10 in Warehouse and the third shift would have 43 employees in production and 8 in Warehouse.

Steve Guyer, P.E. with Hixson, not currently licensed in the state of New Jersey, but most familiar with the product was sworn in. He presented and reviewed several exhibits, A-2 through A-6, depicting aerial views of both the current building as well as conceptual site plan and landscaping plans. Mr. Guyer added that lots 4 and 6.01 will be consolidated. Dan Cunningham, P.E. of Hixson, licensed in the state of New Jersey, was sworn in and adopted Mr. Guyer's testimony as his own. Nathan Mosely, P.E. of Shropshire Associates, LLC, a traffic engineer, was sworn in stated that there would probably be a reduction in truck traffic since the operations would be consolidated to one area instead of shuttling back and forth. He also stated there would be improvements to the southern road aprons of Parsonage as requested by the County.

Joe Klingshim, Architectural Project Leader of Hixson, not licensed in the state of New Jersey but most familiar with the project, was sworn in. He presented and reviewed exhibit A-7, the floor plan of the production facility. A-8, the second floor overall floor plan and A-9, which depicts the elevations from Route 77. A-10a is a 3D rendering of the overall concept while A-10b is a 3D rendering of the front view of the employee entrance and the view from the north along Route 77. Matt Spangler, R.A., Supervising Architect with Hixson was sworn in and adopted Mr. Klingshim's as his own.

Tiffany Morrissey, Professional Planner in the state of New Jersey, was sworn in. She gave planning testimony regarding the three variances that have been identified: a. A side yard setback variance of 85' where 100' is required, b. A front yard setback variance for the warehouse (existing condition) and c. A 0' setback between lots 4 & 6.01 (that will cease to exist upon consolidation of the lots).

Planner Scheule noted that the Applicant had supplied, through Hixson, a detailed response to each of the comments in his Technical Review. All items are indicated as acknowledged, to be provided, or to be included on the Perfected Plan. Mr. Scheule noted the following: A landscaping waiver is required, A partial waiver for curbing is required, A partial waiver for driveway widths is required and A sidewalk waiver is required along Route 77.

Engineer Fralinger reviewed his technical comments from his March 3, 2025, Review Report. Engineer Fralinger also noted that the Applicant had supplied,

through Hixon, a detailed response to each of the comments in his Technical Review. All items are indicated as acknowledged, to be provided, or to be included on the Perfected Plan.

On motion of Anthony Lamanteer Sr., seconded by Anthony Buono, the public comment portion was opened. Seeing no one wishing to speak, the public comment portion was closed on motion of Jack Waselik, seconded by Laura Hayes.

Attorney Floyd provided a summary of the Application and accepted the Board's Professionals technical comments. The Board Solicitor provided a summary of the Application, and the approvals sought, including the side yard setback variance and the waiver for landscaping, and partial waiver for curbing, driveway widths and sidewalk along Route 77 as set forth in Mr. Scheule's report.

On a roll call vote motioned by Anthony Lamanteer Sr., seconded by Wayne Sabota, the Planning Board carefully considered this matter and finds that good cause exists for the granting of the requested Preliminary & Final Major Site Plan approval to Applicant, subject to conditions of the technical reports.

Russell Vanella- Aye	Jack Waselik-Aye
James Crilley – Aye	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 – Absent	Kenneth Mecouch Alt #4 – No Vote

On motion of Anthony Lamateer Sr., seconded by Ken Jackson, the following resolution was memorialized on roll call vote:

RESOLUTION 2-2025

Township of Upper Deerfield Planning Board

Applicant's Name: Lassonde Pappas & Company, Inc.
Application No.: P-2-2025
Property: Block 905, Lot 4 (1119 Parsonage Road)
Application For: Preliminary and Final Major Site Plan

Public Hearing: February 24, 2025

Findings of Fact:

1. Applicant Lassonde Pappas & Company, Inc. (the “Applicant”) was represented by Michael F. Floyd, Esq., of Archer & Greiner, P.C., who appeared and presented the application on its behalf.

2. The applicant is the owner of the property in question, known as Lot 4 of Block 905, having a street address of 1119 Parsonage Road.

3. The parcel is in the GI – General Industry Zoning District, and within the Highway 77 Redevelopment Area. It contains 26.08 acres and is improved with an 86,350 SF commercial building, paved parking and circulation areas, and a stormwater management basin.

4. Applicant proposes a 94,739 SF addition to the existing building, along with paved parking and circulation areas, loading docks, sidewalks, stormwater management facilities and grassed/landscaped areas.

5. The Applicant was designated as Redeveloper of the Property by the Township Redevelopment Entity, via Resolution # 2024-8. The Redevelopment Entity noted as follows:

- a. That Lassonde Pappas & Company Inc. be and the same is hereby designated as Redeveloper for the Proposed Project; and
- b. That Lassonde Pappas & Company Inc. is entitled, based upon the testimony presented, to a partial landscaping waiver for additional trees and shrubs within the parking areas, trees along the side lines, screening of the parking area from the road, and trees and buffer plantings at the stormwater basin. The remaining landscaping elements shall be subject to further review by the Planning Board; and
- c. That the Proposed Project being a Warehouse, as defined in the Submissions, is consistent with the Redevelopment Plan and Redevelopment Ordinance, and hereby refers the Project to the Upper Deerfield Planning Board for Site Plan review; and

- d. That any approval granted by the Planning Board be subject to the Redeveloper obtaining final approval of the project by the Township Redevelopment Entity to the extent that same is provided for by Ordinance and/or the Redevelopment Plan; and further
 - e. That any approval granted by the Planning Board shall also be subject to the Redeveloper entering into a Redevelopment Agreement with the Township Redevelopment Entity, in a form and on terms and conditions acceptable to the Redevelopment Entity.
 6. The Board received into evidence the following documents:
 - a. Correspondence from attorney Floyd dated June 28, October 1, and December 11, 2024;
 - b. Upper Deerfield Planning Board Application and Checklists;
 - c. Plan set (16 sheets), Hixon, last revised December 6, 2024, consisting of Civil Plans, Architectural Plans, and Electrical Plans;
 - d. Stormwater Pond Operation & Maintenance Plan, 12/6/24; and
 - e. Stormwater Management Report, 12/6/24.
 7. The Board also received and considered the July 31, 2024, January 24, 2025, and February 21, 2025, Review Reports of Board Engineer J. Michael Fralinger, Jr., PE, CME. Engineer Fralinger was present and participated in the Completeness and Technical Hearings.
 8. In conjunction with the Engineer's February 21, 2025, Report, the Board received and considered the February 24, 2025, response of Jeffrey C. Ewart, RA, LEED AP, Senior Project Manager at Hixon (Exhibit B hereto).
 9. The Board further received and considered the July 30, 2024, and February 20, 2025 Review Reports of Board Planner Randall Scheule, PP, AICP. Planner Scheule was present and participated in the Completeness and Technical Hearings.

10. In conjunction with the Planner's February 20, 2025, Report, the Board received and considered the February 21, 2025 response of Jeffrey C. Ewart, RA, LEED AP, Senior Project Manager at Hixon (Exhibit A hereto).

11. On January 13, 2025, the Board conducted a Completeness Hearing, and sheet CS 1.01 was identified as Exhibit A-1.

12. Counsel relayed the consistency finding, per Resolution 2024-8, as set forth above.

13. On proper Motion, and upon recommendation of the Board Professionals, the Application was deemed conditionally complete, after a waiver was granted for Checklist Schedule B, Item 44 – Environmental Impact Statement, due to the site being previously developed. The Applicant indicated that all other Checklist items would be supplied prior to, or at the Technical Hearing.

14. After proper notice, the Board conducted the Technical Hearing on February 24, 2025.

15. Attorney Floyd reviewed the history of the project and indicated that a parking variance may be implicated.

16. A witness list and exhibit packet were circulated. The Exhibits were marked A-1 through A-9, as follows:

- a. A-1: Lassonde PowerPoint Presentation
- b. A-2: Aerial Photograph of property – high altitude
- c. A-3: Aerial Photograph of property – low altitude
- d. A-4: Overall Conceptual Redevelopment Plan
- e. A-5: Rendered Site Plan – Warehouse Expansion
- f. A-6: Conceptual Floor Plan

- g. A-7: Conceptual Elevation
- h. A-8: 3D Rendering / Perspective of Warehouse Expansion
- i. A-9: Photographs of Property

17. Stephane Dube, Senior VP of Manufacturing, was sworn and gave testimony regarding Exhibit A-1 and operations in general.

18. Thirty total employees are expected at the warehouse facility, with 12 workers on first shift, 10 on second, and 8 working third shift. There is a half-hour overlap between shifts.

19. The existing paved parking area is proposed to be striped for 67 parking spaces, plus three handicapped spaces.

20. The Applicant currently warehouses excess products off-site. With the proposed expansion, all storage will be on-site, resulting in an overall reduction in truck traffic.

21. Steve Guyer, PE, an Engineer with Hixon and licensed in Ohio, was sworn and gave brief qualifications. It was indicated that he was a fact witness, and that a New Jersey Licensed Engineer would follow.

22. Engineer Guyer gave testimony regarding Exhibits A-1 through A-5.

23. A 50' wetlands buffer is anticipated.

24. Sonny Dean, Head of Engineering, was sworn and testified in response to questions regarding trailer parking.

25. Dan Cunningham, PE, also of Hixon, was sworn and qualified as an Expert. Engineer Cunningham indicated the veracity of the testimony of Engineer Guyer and adopted same as his own.

26. Nathan Mosley, PE, of Shropshire Associates, LLC, was sworn and qualified as Applicant's Traffic Engineer. Traffic circulation and a possible future truck-only access drive to Route 77 were discussed.

27. Joe Klingshim, Architectural Project Leader with Hixon, was sworn. Like Engineer Guyer, it was indicated that Mr. Klingshim's testimony was factual, and that a New Jersey licensed Architect's testimony would follow.

28. The height of the new warehouse building is between 39' and 43' in height.

29. Roof-mounted mechanicals were discussed with the Board Planner.

30. Because the building is under 100,000 SF, it is not required to be solar-ready under N.J.S.A. 52:27D-123.19.

31. Matthew Spangler, RA, Supervising Architect with Hixson, was sworn and qualified. Mr. Spangler indicated the veracity of the testimony of Architect Klingshim and adopted same as his own.

32. Attorney Floyd provided a summary of the Application and requested that the Board's Professionals review their technical comments.

33. Planner Scheule reviewed the appropriate parking calculations, pursuant to the recently amended Parking Ordinance, and determined that no variance was required.

34. Planner Scheule noted that the Applicant had supplied, through Hixon, a detailed response to each of the comments in his Technical Review. A copy of the Hixon correspondence is attached hereto, as Exhibit A, for clarity. All items are indicated as acknowledged, to be provided, or to be included on the Perfected Plan.

35. Engineer Fralinger also noted that the Applicant had supplied, through Hixon, a detailed response to each of the comments in his Technical Review. A copy of the Hixon

correspondence is attached hereto, as Exhibit B, for clarity. All items are indicated as acknowledged, to be provided, or to be included on the Perfected Plan.

36. Sonny Dean, Head of Engineering, discussed trash generation.

37. On proper Motion, the meeting was opened to the public. However, there were no members of the public who wished to be heard.

38. The Board Solicitor provided a summary of the Application, and the approvals sought.

39. 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.

40. The Planning Board has carefully considered this matter and finds that good cause exists for the granting of the requested Preliminary & Final Major Site Plan approval to Applicant, subject to conditions.

41. The Board further finds that good cause exists for 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Upper Deerfield does grant the application of Lassonde Pappas & Company, Inc. for Preliminary and Final Major Site Plan approval, and partial landscaping waiver, subject to the following conditions:

- A. That compliance be had with all applicable requirements of the Upper Deerfield Township Development Ordinance and Building Code.
- B. That Applicant rectify any financial responsibility to the Township related to the review of this application.

- C. That 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.
- D. That Applicant obtain approvals from all other agencies having jurisdiction including, but not limited to, the Cumberland County Planning Board, Cumberland-Salem County Conservation District, New Jersey Department of Transportation, New Jersey Department of Environmental Protection, Upper Deerfield Township Utility Department, and Cumberland County Utilities Authority.
- E. The Applicant shall provide letters of service availability from all required utilities.
- F. That Applicant prepare and file a Perfected Plan which satisfactorily addresses the comments contained in the Review Reports of the Board Planner and the Board Engineer (as set forth in Exhibits A & B), and the contents of this Resolution. Any modifications required by the Fire Marshall shall also be reflected on the Perfected Plan.
- G. The Applicant shall provide an engineer's cost estimate of the site improvements, a Site Safety and Stabilization Bond, and a Performance Bond in an amount to be set by the Planning Board Engineer, in a form to be approved by the Planning Board Solicitor. No site disturbance is to occur until the Site Safety and Stabilization Bond is approved by the Planning Board Engineer and is in place with the Township.
- H. The Applicant shall obtain final approvals from the Township Redevelopment Entity and shall enter into a Redevelopment Agreement with the Township's Redevelopment Authority, the form of which shall be satisfactory to the Township Solicitor, and shall comply with all terms thereof.
- I. As an essential and non-severable condition of this approval, the Applicant shall comply with all affordable housing obligations, including, but not limited to those created by the Statewide Non-Residential Development Fee Act, signed into law in July, 2008 (N.J.S.A. 50:55D-8.1, *et seq*).
- J. The Planning Board Planner, and Planning Board Engineer, are hereby delegated the authorization to approve minor Site Plan changes, requested by the Applicant's professionals, provided that such minor changes are consistent with the Planning Board's approval herein. 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, Chairman of the Upper Deerfield Township Planning Board, hereby certifies that the above is a true copy of a Resolution adopted by said Board on March 10, 2025, to memorialize action taken on January 13, 2025, and February 24, 2025.

Upper Deerfield Township Planning Board

RUSSELL S. VANELLA, Chairman

ATTEST:

ROY SPOLTORE, Secretary

PROFESSIONALS/COMMITTEE/COMMISSION:

Randall Scheule reviewed the revised Application, Checklist and Escrow Fee Schedule. The Board members requested to see what neighboring municipalities have for their escrow fees. The revised application and checklist documents were accepted by the Board. Roy Spoltore provided an update on the Round 4 Affordable Housing discussions. He added there were no applications for the next meeting, so the Board agreed to cancel the March 17, 2025 meeting. On the motion of Anthony Buono Sr., seconded by Wayne Sabota, the public comment portion was opened. Seeing no one wishing to speak, the public comment was closed on motion of Laura Hayes, seconded by Wayne Sabota. With no further business, the meeting was unanimously adjourned on the motion of Laura Hayes, seconded by Ken Mecouch.

Respectfully Submitted,

Roy Spoltore, Secretary

Sherrie Dixon, Secretary