The Regular Meeting of the Planning Board of the Township of Upper Deerfield was held on Monday, September 21, 2026, at 7:00 pm in the Municipal Building.

Russ 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: Russ Vanella, Jack Waselik, Anthony Lamanteer Jr., Joseph Spoltore, Laura Hayes, Ken Jackson, Ed Geletka, Ken Mecouch, and Ken Lechner
Staff: Planner Randy Scheule, PP, AIC, Engineer J. Michael Fralinger Jr. PE, CME, Solicitor Matt Ritter Esq., Secretaries Roy Spoltore and Sherrie Dixon.
Absent: James Crilley, Anthony Buono Sr., Wayne Sabota, and William Taylor.

On motion of Ken Mecouch, seconded by Ed Geletka, the minutes of the August 10, 2026, meeting were unanimously approved.

APPLICANT / DEVELOPMENT:
ARCR Home Builders- 709 and 711 Irving Avenue- Block 2802 Lots 14 and 15. Applicant seeks use variance and bulk variance for a minor subdivision to construct two single family residences in an agricultural zone. Scott Good, Esq., with Cooper Levenson P.A. appeared with his client Richard Rosenberg, along with Joseph Marvasi, Engineer with Master Plan Engineering & Consulting and Planner Tiffany Morrissey P.P. Mr. Good stated that the undeveloped lots are located in the Agricultural Zone and have merged under the Lochner doctrine, due to being undersized and common ownership. The applicant proposes a technical minor subdivision of the lots, since they are still separate lots on the tax map, and proposes to construct new single-family dwellings on each lot. Mr. Good added that 709 Irving is .73 acres while 711 Irving is .72 acres. Randall Schuele and Michael Fralinger both reviewed their reports for completeness and had no issues with the waivers requested by the applicant. The Applicant agreed to submit a Perfected Plan in order to address the items contained in the Planner's and Engineer's completeness comments. Since no development is proposed at this time, several items (septic, grading, contours, etc.) were deferred until the time of construction. On motion of Jack Waselik, seconded by Anthony Lamanteer Jr., the application was deemed complete on the following roll call vote:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				
Anthony Buono					X
James Crilley					X
Laura Hayes	X				
Kenneth Jackson	X				
Anthony Lamanteer	X				
Wayne Sabota					X
Joseph Spoltore				X	
William Taylor, Alt 1					X
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4				X	

Mr. Marvasi explained that ARCR Home Builders LLC is proposing to re-establish Lots 14 and 15 with the previously established lot lines of the parcels. The plans show a proposed single-family dwelling on each lot as well as driveways, wells and septic systems. Randall Schuele and Mike Fralinger reviewed technical comments of their reports. Randall Scheule noted that there are no bulk standards for a single-family dwelling in the Agricultural Zone. Mike Fralinger noted that outside agency approvals would be required when the property is developed.

The applicant's planner Tiffany Morrissey stated that the Mason family had previously owned the property and subdivided the lot in 1956 into 10 parcels. Eight of the parcels have residential homes constructed over the years leaving these two lots vacant and mostly wooded. She stated that since the lots are in the agricultural zone, the lots are too small to have any practical use for farming. She added there are other residential homes in the vicinity that are on similarly sized lots. She stated that while a single-family home is not a permitted use, the applicant meets most of the criteria such as setbacks with the exception of minimum lot area and lot width for rural residences. She concluded by providing testimony regarding the positive and negative criteria.

Russ Vanella asked whether the sight triangle would be maintained since that is a busy intersection. Ken Jackson asked about the infringement of the existing driveway by Lot 13. The applicant stated that will be addressed prior to the construction. Ken Lechner about location of the septic system. Owner Rich Rosenberg stated that the homes would be four bedrooms, two and 1/2 baths, with a finished basement approximately 1820 square feet. On motion of Jack Waselik, seconded by Ken Jackson, the public comment portion was unanimously opened. With no one wishing to speak, the public comment portion was unanimously closed on motion of Jack Waselik, seconded by Ken Mecouch.

Matt Ritter gave a summary of the application, stating that a use variance is required for the re-subdivision. Since a use variance is required, the applicant must satisfy that good cause exists for the granting of "D(1)" use variances for the proposed future residential use. On a motion of Ed Geletka, seconded by Laura Hayes, the application was approved on the following roll call vote:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				
Anthony Buono					X
James Crilley					X
Laura Hayes	X				
Kenneth Jackson	X				
Anthony Lamanteer	X				
Wayne Sabota					X
Joseph Spoltore				X	
William Taylor, Alt 1					X
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4	X				

On motion of Laura Hayes, seconded by Ed Geletka, the following resolution was memorialized on roll call vote:

Voting	In Favor	Against	Abstain	No Vote	Absent
Russell Vanella	X				
Jack Waselik	X				

Anthony Buono					X
James Crilley					X
Laura Hayes	X				
Kenneth Jackson	X				
Anthony Lamanteer	X				
Wayne Sabota					X
Joseph Spoltore	X				
William Taylor, Alt 1					X
Ed Geletka, Alt 2	X				
Ken Mecouch, Alt 3	X				
Ken Lechner, Alt 4	X				

RESOLUTION 12-2026

TOWNSHIP OF UPPER DEERFIELD PLANNING BOARD

MEMORIALIZATION OF THE UPPER DEERFIELD TOWNSHIP PLANNING BOARD RECOMMENDING ADDING SECTION 405-113.1, EXTENSION REQUEST REQUIREMENTS, TO, AND AMENDING SECTION 405-100A, DEVELOPMENT AND APPLICATION FEES, OF THE CODE OF THE TOWNSHIP OF UPPER DEERFIELD

WHEREAS, the Township Committee of the Township of Upper Deerfield has requested that the Township Planning Board review an Ordinance intended to supplement and amend the Township Land Use Code; and

WHEREAS, the proposed Ordinance 893 will amend Ordinance section 405-100A ("Development and Application Fees") and add 405-113.1 ("Extension Request Requirements") to the Upper Deerfield Township Zoning and Development Code, by adding certain fees and specific requirements and procedures for applicants seeking extensions of approvals; and

WHEREAS, the Planning Board is assigned referral power, pursuant to NJSA 40:55D-26, under which the Planning Board shall make and transmit to the governing body, within thirty-five days after referral, a Report, including identification of any provisions of a proposed development regulation, revision, or amendment, which are inconsistent with the Master Plan; and

WHEREAS, the Planning Board reviewed the proposed Ordinance, as required by NJSA 40:55D-64, at its Regular Meeting held on September 21, 2026; and

WHEREAS, at said September 21, 2026, Regular meeting, the Planning Board received, reviewed and discussed a Consistency Report, dated September 17, 2026, consisting of two (2) pages,

including attachments, and prepared by Board Planner Randall Scheule, PP, AICP.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Township of Upper Deerfield, does hereby find and determine that the above referenced Ordinance, which amend Ordinance section 405-100A ("Development and Application Fees") and add 405-113.1 ("Extension Request Requirements") to the Upper Deerfield Township Zoning and Development Code, is consistent with and serves to effectuate the Township's Master Plan. The Board further finds that no provision in the proposed Ordinance is inconsistent with the Master Plan of the Township.

BE IT FURTHER RESOLVED, that the Planning Board hereby recommends the adoption of Ordinance 893, and hereby forwards this recommendation to the Mayor and Township Committee for the Township of Upper Deerfield for further deliberation as recommended by the Planning Board.

CERTIFICATION

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 September 21, 2026, to memorialize action taken on that same date.

Upper Deerfield Township Planning Board

_____
RUSSELL S. VANELLA, Chairman

ATTEST:

_____
ROY SPOLTORE, Secretary

On motion of Jack Waselik, seconded by Ken Jackson, the public comment portion was unanimously opened. With no one wishing to speak, the public comment portion was unanimously closed on a motion of Jack Waselik, seconded by Ken Jackson.

Board Member Additional Information:
Russ Vanella informed the Board that the idea of tiny homes will be explored. Mike Fralinger let the Board know that Lassonde Pappas requested an administrative review for a "Bloom Energy" battery

pack system that runs off of natural gas since Atlantic City Electric cannot provide the new facility with the amount of electric it needs to operate. Mike and Randy agreed that this should probably be reviewed as an amended site plan rather than an administrative review as many questions need to be addressed. The Board concurred; Mr. Fralinger will inform the applicant. Roy Spoltore gave an update on the next meeting scheduled for October 5, 2026.

With no further business, the meeting was unanimously adjourned on motion of Ken Jackson, seconded by Laura Hayes.

Respectfully submitted:

Roy Spoltore, Secretary

Sherrie Dixon, Secretary