

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
APRIL 19, 2012**

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Daniel Bready, James Kelly, Anthony Inserra, Gary Riordan, Susan Ragan, Janet McCrosson, Mayor Richard Palombo and Chair Renee Scrocca.

Absent: William Brown, James Schroder and Donald Kissling.

Also in attendance were Dean Marcolongo, Board Solicitor; Paul Dietrich, Board Engineer and Shelley Lea, Board Secretary.

APPROVAL OF THE MARCH 17, 2012 MEETING MINUTES

A motion was made by Mr. Kelly and seconded by Mr. Riordan to approve the minutes. In favor: Bready, Kelly, Inserra, Riordan, McCrosson, Palombo, Scrocca. Abstain: Ragan.

UPPER TOWNSHIP WATER QUALITY MANAGEMENT PLAN

Discussion involving possible revisions to the Township's Water Quality Plan in regards to existing and proposed areas for on-site septic systems, on-site wastewater systems greater than 20,000 gallons per day and sewer service areas.

Mr. Dietrich stated that currently the Township operates under the Cape May County Waste Water Management Plan approved on September 28, 2001. The County submitted a new plan to the DEP in 2009 but it was denied based on administrative issues. The regulations have been amended giving the Counties additional time to get their plans done. The DEP has given the County a \$500,000.00 grant to help the towns prepare their individual chapters.

The Township must deal with two aspects of the plan; the septic management area. The previous plan adopted a minimum lot area based on nitrate dilution on a lot-by-lot basis. The County is in the process of working with our zoning and to do a septic dilution based

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on a watershed model area. We will also be approving facilities that are greater than 2,000 gallons of flow.

The Legislature adopted act PL2011C203 On January 17, 2012 that allowed for a fast tracking of sewer service areas and gave towns and counties 180 days from January 17 to provide maps to the DEP to approve new sewer service areas. At this point it is not necessary to indicate where the sewer is disposed of or treated.

The second phase is a set of overlay maps. Unless there are severe environmental constraints on the property, you could automatically get the sewer service extension. The Township has an opportunity to take advantage of these rules to continue the smart planning the Board has been doing the last couple of years.

The Board would be focusing on creating a sewer service area for the Marmora Town Center. During the phases of town endorsement the Board has discussed developing package treatment plants. Designating the Marmora Town Center as a sewer service area would allow numerous options of disposal opportunities. This would allow piping it to Ocean City to be treated at their treatment plant. He has had preliminary discussions with Charlie Norkis has indicated that Ocean City has capacity. This would involve a lot of planning and discussions with Ocean City.

There are several properties along Roosevelt Boulevard that have failing septic. The original plan was to tie these properties into Ocean City but at the last minutes Ocean City did not want to proceed. The DEP agrees that the existing commercial establishments along Roosevelt Boulevard should be added into a sewer service area even though they are not in the town center.

Mr. Dietrich referred to this as a wastewater master plan for the area that would allow the Township to treat it not with septic systems but at a greater capacity in a greater volume without being locked into how and where it would go. Future developers would have to work with the Township. This would include only residential development that is planned within the Marmora Town Center.

Other sites include the Heritage Link site as well Osprey Village. Strathmere and Whale Beach are also included in the plan.

The meeting was open to the public. Hearing no response the public portion was closed.

Solicitor Marcolongo informed the Board that he has prepared a Resolution (SP03-12) that sets forth the history as explained by Mr. Dietrich, the fact that this is at duly advertised public meeting and that the Planning Board endorses the future waste water facilities service area map for purpose of delineating potential future waste water facilities and service areas within the Township, for purpose of submission of same to the Cape May County Planning Board and NJDEP and that a copy of the Resolution be

forwarded to the Cape May County Planning Board and the Township Committee for their review and consideration.

A motion to adopt the Resolution was made by Ms. McCrosson and seconded by Mr. Kelly. In favor: Bready, Kelly, Inserra, Riordan, Ragan, McCrosson, Palombo, Scrocca.

CLOSED SESSION

A motion was made by Mr. Kelly and seconded by Ms. McCrosson to go into Closed Session for the purpose of discussing personnel. (7:52 p.m.) The Board went back on the record at 7:55 p.m.

A motion was made by Mr. Kelly and seconded by Mayor Palombo for the Chairperson to accept the proposal by Heyer & Gruel. In favor: Bready, Kelly, Inserra, Riordan, Ragan, McCrosson, Palombo and Scrocca.

RESOLUTIONS

1. 2058 SOUTH SHORE ROAD LLC – BLOCK 561, LOT 25 – PB02-12 (SITE PLAN APPROVAL AND VARIANCES)

A motion was made by Mr. Kelly and seconded by Ms. McCrosson, to adopt the above Resolution. In favor: Bready, Kelly, Inserra, Riordan, McCrosson, Palombo and Scrocca. Abstain: Ragan.

2. 2058 SOUTH SHORE ROAD LLC – BLOCK 561, LOT 25 – PB02-12A (RECOMMENDATION FOR AN AMENDMENT TO THE WATER QUALITY MANAGEMENT PLAN FOR A MOBILE HOME PARK)

A motion was made by Mr. Kelly and seconded by Ms. McCrosson, to adopt the above Resolution. In favor: Bready, Kelly, Inserra, Riordan, McCrosson, Palombo and Scrocca. Abstain: Ragan.

BILLS

A motion to approve the bills was made by Ms. McCrosson, seconded by Mr. Kelly, and approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Riordan and seconded by Ms. McCrosson. The meeting was adjourned at 7:59 p.m.

Submitted by,