

**UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
DECEMBER 19, 2013**

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: James Kelly, Anthony Inserra, Gary Riordan, Georgette Costello, Joseph Harney, Janet McCrosson and Chair Renee Scrocca.

Absent: Daniel Bready, William Brown, James Schroder and Mayor Richard Palombo.

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

**APPROVAL OF THE NOVEMBER 2013 MEETING MINUTES**

A motion to approve the minutes was made by Mr. Kelly, seconded by Mr. Riordan, and approved.

**APPLICATIONS**

**RICHARD O. SMITH JR.– BLOCK 638, LOT 19 – SD03-13**

Applicant is requesting a two lot minor subdivision on Ocean Avenue in Marmora.

Richard Smith Jr., 1710 Route 9 South, Ocean View, New Jersey, was sworn.

Mr. Dietrich testified that both of the proposed lots conform to the requirements in the “R” Center Residential Zone. Proposed Lot 19.01 is 2.946 acres and proposed Lot 19.02 is 3.025 acres. Both lots are currently wooded and vacant. The plat meets the Township requirements for a minor subdivision. There are no variances needed.

Solicitor Marcolongo stated this is called a subdivision as of right since there are no variances.

The meeting was open to the public. Hearing no response the meeting returned to the Board for findings of fact.

MR. KELLY – Richard Smith Jr. is the owner of Block 638, Lot 19 on Ocean Avenue in Marmora. The property is located in the Center Residential zone. The applicant is proposing to create two lots, one just over 3 acres and the other just under 3 acres. There are no variances needed since both lots conform to the standards in the zone. There was no public comment. Solicitor Marcolongo informed the Board this is a subdivision as of right.

MR. INSERRA – Nothing to add.

MR. RIORDAN – The plan was prepared by Stephen C. Martinelli and dated 10-16-13.

MR. HARNEY – No comment.

MRS. COSTELLO – No comment.

MS. McCROSSON – Nothing to add.

MRS. SCROCCA – Nothing to add.

A motion to grant the application with the condition the applicant file the plat in accordance with the Municipal Land Use Law and Map Filing Act was made by Ms. McCrosson and seconded by Mr. Kelly. In favor: Kelly, Inserra, Riordan, Harney, Costello, McCrosson and Scrocca.

### **BILLS**

A motion to pay the bills was made by Mr. Kelly, seconded by Mr. Harney, and approved.

### **PUBLIC PORTION**

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Kelly. The meeting was adjourned at 7:36 p.m.

Submitted by,

Shelley Lea