

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
AUGUST 21, 2014**

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: Georgette Costello, Michael Endicott, Joseph Harney, Anthony Inserra, Ted Kingston, Hobart Young, and James Kelly.

Absent: Daniel Bready, William Brown, Cynthia Harrison.

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

APPROVAL OF THE JULY 10, 2014 MEETING MINUTES

A motion to adopt the minutes was made by Mr. Inserra, seconded by Mr. Young, and approved.

SWEAR IN PAUL DIETRICH

DISCUSSION

1. **DISCUSSION REGARDING POTENTIAL REVISIONS TO THE ZONING ORDINANCE**

Mr. Dietrich reviewed the changes that were made since the previous meeting. He stated there is still a question as to whether to add the bulkhead requirements as part of Chapter 17 or Chapter 20 in the ordinance.

Mr. Dietrich stated that in some instances properties owners may not be able to get a permit to put in a bulkhead. He stated that the vacant lots in Strathmere have dunes in front of them. Because of the Army Corp beach fill the Township now has beach easements on all the properties on the east side which may preclude the construction of a bulkhead if the restriction were enforced.

Mr. Dietrich stated that he may have to do a survey of each of the waterfront properties and determine where the bulkheads could be located.

Mr. Kingston stated that he would like an ordinance in place not saying who needs to have a bulkhead but that if a property owner constructs a bulkhead it must meet certain standards. Mr. Dietrich stated there are no vacant lots on the bay side that do not have bulkheads. He further stated that if a house is demolished and a new house is built on the lot they should be required to construct a bulkhead at that time.

Chairman Kelly believes the ordinance should be written for the bay front properties only and not the beach front since it could not be enforced. He agrees with Mr. Kingston that the point should be included and have them tie into the existing bulkhead and also maintain any existing bulkhead.

Mr. Dietrich referred to the plan endorsement that was done by the board several years ago. With the help of a planner the township received plan endorsement in 2007. Plan Endorsement was needed for large developments such as the Shop Rite. The plan endorsement identifies town centers where development is encouraged. Part of the plan included creating a CAFRA Coastal Consistency Statement. Part of this plan includes standards for buffers. Every use in the ordinance has a requirement for tree preservation and landscape buffer except for undersize lots.

There was lengthy discussion concerning whether vegetated buffers should be required. Mr. Dietrich advised that removing the requirements for vegetated buffers would violate the CAFRA Coastal Consistency Statement and the Township could lose its coastal CAFRA designation and coastal CAFRA centers leaving us with 15% impervious coverage in the commercial zones.

There was discussion concerning buffers in new subdivisions.

Next Mr. Dietrich discussed an addition to the checklist in the ordinance that would require applicants to provide a neighborhood map showing an aerial photography shot of the property and 500 ft. around it and a requirement that applications, plans and reports are submitted in a PDF form along with the paper copies. An applicant could request a waiver of this requirement.

Mr. Young suggested changes to the definition of habitable space. He asked why buy/sell letters are not required any more when variances are requested. Solicitor Marcolongo will look into this. Mr. Young also discussed change of use in a building or property.

DISCUSSION

The board next reviewed a new farm market on Route 50 in Tuckahoe. The owner is in the process of being certified with the county. Farming is a permitted use on this property; however there are site plan issues that must be addressed for retail and sales on this property. The storm water drainage, parking and signage as well as safety must also be addressed.

A motion was made by Mr. Harney and seconded by Mr. Young to authorize Mr. Dietrich to write a letter to Barbara Ernst in regards to this property. In favor: Costello, Endicott, Harney, Inserra, Kingston, Young, Kelly.

PUBLIC PORTION

RESOLUTIONS

1. ST. MAXIMILLIAN KOLBE PARISH– BLOCK 650, LOT 5 – PB03-14

A motion to adopt the resolution was made by Mr. Harney, seconded by Mr. Inserra, and approved. Abstain: Costello and Kelly.

2. CEDAR LANE DEVELOPMENT LLC – BLOCK 565.02, LOT 117.03 – SD02-14

A motion to adopt the resolution was made by Mr. Harney, seconded by Mr. Inserra, and approved.

BILLS

A motion to approve the bills was made by Mr. Harney, seconded by Mr. Kingston, and approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Harney, seconded by Mr. Inserra, and approved. The meeting was adjourned at 9:30 p.m.

Submitted by,

Shelley Lea