

**UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
MAY 15, 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: Daniel Bready, Georgette Costello, Michael Endicott, Joseph Harney, Cynthia Harrison, Ted Kingston, Janet McCrosson, Hobart Young, and James Kelly.

Absent: William Brown and Anthony Inserra.

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

**APPROVAL OF THE APRIL 17, 2014 MEETING MINUTES**

A motion to adopt the minutes was made by Ms. McCrosson and seconded by Mr. Yong. In favor: Bready, Endicott, Harney, Kingston, McCrosson, Young, Kelly. Abstain: Costello, Harrison.

**SWEAR IN PAUL DIETRICH**

**APPLICATIONS**

1. JAMES & JACQUELYNNE TARVES – BLOCK 574, LOT 17 – SD01-14

Applicants are requesting a three lot minor subdivision at 1030 Route US 9 South in Marmora.

Ms. McCrosson and Mr. Endicott stepped down during discussion and voting on this application.

James D. and Jacquelynne L. Tarves, 311 Hagan Road, Cape May Court House, NJ, were sworn.

Mrs. Tarves testified they purchased the 3.002 acre property in November 2013. They are now proposing to subdivide the property into three residential building lots. Each of the lots would comply with the standards in the “R” Center Residential Zoning District.

Mr. Dietrich testified that he has reviewed the minor subdivision plans prepared by Stephen C. Martinelli, dated 3-7-14. He stated that the plan complies with the plot requirements and that the proposed lots conform to the zoning regulations. At his request, a 10 ft. wide future road widening easement was added to their side of Klain's Lane.

Solicitor Marcolongo explained that a minor subdivision with no variances that meets all the ordinance requirements is a subdivision as of right. He requested that the zoning schedule on the plan be amended to indicate the frontage on proposed lot 17.01 is 239.10 ft.

Mrs. Costello expressed concerns about the additional lots since Klain's Lane is a very narrow road.

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

MR. HARNEY – The applicants wish to subdivide this 3.002 acre parcel into three building lots. The property is located in the "R" Center Residential Zone. The lot is 17 in block 574. The proposed lots would be 17.01, 17.02 and 17.03. There are no variances being requested. The property address is 1030 Route US 9 South. The plans were prepared by Stephen C. Martinelli. The plans are dated 3-7-14 and revised on 4-30-14 to add a 10 ft. wide easement and a 25 ft. radius at Route 9. The Solicitor has determined this is a subdivision by right. There were not any comments by the public.

MRS. COSTELLO – The lots are conforming and comply with the zoning ordinances. She has concerns about safety due to the narrowness of the road.

MR. KINGSTON – Nothing to add.

MR. YOUNG – This is a buy right subdivision and is in compliance with the Township requirements. The easement for right of way has been addressed. Klain's Lane is an old road and is improved. The three lots would not generate enough traffic to impact the area.

MR. BREADY – Nothing to add.

MRS. HARRISON – No comment.

MR. KELLY – The applicant is the owner of the property. The zoning schedule will be modified at the request of the Solicitor. The easement will be filed with the County Clerk in addition to being shown on the plan.

A motion was made by Mr. Young and seconded by Mr. Harney to grant the application for minor subdivision with the condition the zoning schedule be revised to show the frontage on Lot 17.01 is 239.10 ft. and the applicant will prepare and file a future road widening easement to the satisfaction of the board attorney. In favor: Bready, Costello, Harney, Harrison, Kingston, Young, Kelly.

## **RESOLUTIONS**

1. BETJAR LLC – BLOCK 453, LOT 177.01 – PB01-14

A motion to adopt the Resolution was made by Ms. McCrosson, seconded by Mr. Young, and approved. Abstain: Harrison.

2. CHANGES TO CHAPTER 19 AND 20 OF THE REVISED GENERAL ORDINANCES

A motion to adopt the Resolution was made by Mr. Harney, seconded by Ms. McCrosson, and approved. Abstain: Harrison.

**BILLS**

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

**DISCUSSION**

Mr. Dietrich reviewed the new township emails that each board member will now use. He also discussed the Diversity Study results.

Mr. Kingston addressed the flooding on Bayview Drive in Strathmere. He reviewed the findings of the professionals hired by the Citizens Club regarding bulkheads. This will be discussed further.

Mr. Young discussed requiring board approvals for the change of use or expansion of an use on commercial properties. Mr. Dietrich stated that if the new use is similar to what existed on the property previously the business owners are not asked to request a site plan or waiver. Mr. Young feels that if the property is expanded by adding more businesses where there was only one before they should require approvals.

**PUBLIC PORTION**

The meeting was open to the public, however, there was no one from the public present.

**ADJOURNMENT**

A motion to adjourn the meeting was made by Ms. McCrosson, seconded by Mr. Harney, and approved. The meeting was adjourned at 8:59 p.m.

Submitted by,

Shelley Lea