

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
MARCH 15, 2018**

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, Jack Griffin, Ted Kingston, Joseph Harney, Robert Young, Chairman James Kelly.

Absent: Scott Morgan, Gary Riordan, Hobart Young and Mayor Richard Palombo.

Also in attendance were Jeffrey P. Barnes, Board Solicitor; Paul Dietrich, Board Engineer and Shelley Lea, Board Secretary and Zoning Officer.

APPROVAL OF THE FEBRUARY 15, 2018 MEETING MINUTES

A motion to approve the minutes was made by Mr. Harney, seconded by Mr. Young, and approved. Abstain: Costello, Kelly.

SWEAR IN PAUL DIETRICH

1. **HANSON AGGREGATES BMC INC – BLOCK 414 LOT 44 – PB 14-17**

Application is for preliminary and final site plan approval and recommendation to Township Committee for the continuation of their mining operation at Julie's Pit, Dennisville Petersburg Road, Petersburg.

Dante Romanini, Esquire, represented the applicant.

Jesse Dougherty, Marathon Engineering, was sworn. Mr. Dougherty testified the site is 227 acres and the mining license is for 114 acres. The access to the site is off Dennisville Petersburg Road. They propose to mine to a depth of 65 ft. below the existing grade which puts the ponds depth at 53 ft. deep and the existing water surface elevation at 18 ft.

Mr. Dietrich testified there are areas of section D2 where there is semi active ATV and motorcycle access points that need to be blocked. Also, cross section B2 has some sloping areas that are steeper than the design profile. Other than these two areas the applicants have been working within the ordinance requirements and in compliance with previous approvals.

Mr. Dougherty testified the hours of operation are 6 am until 6 pm Monday through Friday for loading and 6 am until 10 pm for extraction. Both extraction and loading may occur on Saturday from 8 am until noon. No operations will take place on Sundays or holidays. They have approvals from Cape Atlantic Soil Conservation District and they will apply for their NJ Pineland Commission approvals after the meeting tonight.

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The meeting was open to the public. Hearing no comment, the meeting was closed to the public and returned to the board for findings of fact.

MRS. COSTELLO – Hanson Aggregates BMC Inc is being represented by Dante Romanini, Esquire. Expert testimony was given by Jesse Dougherty, Professional Engineer. The applicants are requesting preliminary and final site plan approval and approval to excavate to 65 feet below average grade, which is 6 to 12 feet deeper than previously approved. Mr. Dietrich has testified there are motorcycle access points on areas of Section D2 that need to be addressed and that the sloping areas appear steeper than they should be in Section B2. The hours of operation were reviewed and are listed on the last page of the plan. There was no public comment.

MR. ENDICOTT – Nothing to add.

MR. GRIFFIN – He concurs.

MR. HARNEY – A Certificate of Filing has been issued by the NJ Pineland Commission.

MR. YOUNG – Nothing to add.

MR. KELLY – The application is a resource extraction plan for Julie's Pit located off Dennisville-Petersburg Road. The plans are dated 11/22/17 and last revised 2/22/18.

A motion to grant the application for preliminary and final site plan and a recommendation for relicensing by Township Committee was made by Mr. Harney, seconded by Mr. Endicott, and approved. In favor: Costello, Endicott, Griffin, Harney, Kingston, Young, Kelly.

2. PRESENTATION BY THE UPPER TOWNSHIP ECONOMIC DEVELOPMENT ADVISORY COMMISSION

Susan Adelizzi-Schmidt, Chair of the Upper Township Economic Development Advisory Commission, was present to talk about the newly formed advisory commission and their role in the Township.

Ms. Adelizzi-Schmidt stated their first meeting was in April 2017. Their mission is to work to enhance the many attributes that Upper Township has to offer. They are dedicated to creating a more vibrant community by supporting opportunities for economic development through desirable, sustainable business growth, expansion, retention and attraction while working as partners to maintain our great quality of life.

Ms. Adelizzi-Schmidt stated the members of the Commission include herself, John Coggins, Beverly Fedorko Ott, Joanne Gill, Jack Griffin, Mora McCray and Andrew Shawl, professional planner.

With the help of Jim Rutala, Professional Planner, the commission has reviewed the Master Plan, Smart Growth Plan and the Marmora Village Center Market and Feasibility Analysis and have begun to discuss creating a new vision plan, however with all the plans already in place they have decided to come up with a top ten project development list. In reviewing the existing plans Mr. Rutala noticed the population in the township as well as Cape May County is declining. The New Jersey housing crisis is roughly 14% below their prerecession highs and that housing purchases have gone from primary homeowners to secondary homeowners. Other notable trends are that building permits have declined as well as the labor force in Cape May County. School enrollment is also down. Their top ten list includes the Marmora Town Center Development and the bike and pedestrian improvements, enhancing historic sites, attracting second home buyers, looking at the zoning ordinance regarding in-law suites, preserving and enhancing Strathmere and

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enhancing the townships resiliency. Their focus now is the town centers, establishing sewers, viable town centers in Marmora and Seaville, transforming the bike path and enhancing the connections to other communities, establishing exit 20 as a full interchange as well as directional signage throughout the township to get to the many attractions.

At the direction of the Township Committee they have conducted an on-line survey during the month of November with roughly 300 respondents. Ms. Adelizzi-Schmidt reviewed the responses from the survey and stated that most were positive. The open-ended question on the survey was to list the three most valuable assets in Upper Township.

Ms. Adelizzi-Schmidt stated that the commission has reached out to many business owners near exit 20 including Cedar Square. The Township Committee and Sea Isle City have adopted resolutions supporting a full interchange and Senator VanDrew also supports the interchange. They are in the process of asking the Cape May County Freeholder Board and Dennis Township to give them a resolution in support of the interchange. They are also working on creating viable town centers and their biggest obstacle is the lack of sewer and water.

Andrew Shawl stated that he is on the Citizens Advisory Committee for Bike Path. The County Planning Department is developing a regional bike path as well as Cumberland County and Atlantic County. They intend to market the bike path and raise awareness to visitors and residents. They want to find stops along the path that enhance historic preservation and businesses with access to restaurants, water and bathrooms.

Ms. Adelizzi-Schmidt discussed the bike path and stated the key is marketing. At their next meeting they will be inviting local business owners to gather support for a full interchange.

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Young and seconded by Mr. Harney. The meeting was adjourned at 8:12 p.m.

Submitted by,

Shelley Lea
Board Secretary