

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JULY 19, 2018**

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 6:00 p.m.

SUNSHINE ANNOUNCEMENT
SALUTE TO THE FLAG
ROLL CALL

Present: Georgette Costello, Joseph Harney, Ted Kingston, Gary Riordan, Hobart Young, Mayor Richard Palombo, Robert Young and Chairman James Kelly.

Absent: Michael Endicott, Jack Griffin, Scott Morgan.

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

APPROVAL OF THE JUNE 21, 2018 MEETING MINUTES

A motion to approve the minutes was made by Mr. Harney, seconded by Hobart Young, and approved. Abstain: Mayor Palombo and Robert Young.

SWEAR IN PAUL DIETRICH

APPLICATIONS

1. HARRIET LANE LLC / 2058 SOUTH SHORE ROAD LLC – BLOCK 567
LOT 24 – PB 03-18

Applicant is requesting an amendment to the Affordable Housing Plan, site plan approval and variance pertaining to Section 20-14.3 of the zoning ordinance to construct eleven additional rental affordable housing units on Harriet Lane in Seaville.

Chairman Kelly announced this application has been tabled until the August 16, 2018.

2. HERITAGE ACRES MOBILE HOME PARK LLC / BERTRAM SHAW –
BLOCK 639 LOTS 15.01, 15.02 & 15.03 – PB 05-18

Application is for an extension of preliminary site plan approval and variances granted for the number of freestanding signs and requirements of having a 6-foot-high fence surround the entire property to develop a 133 unit age restricted mobile home park at 550 Tuckahoe Road in Marmora.

Stephen R. Nehmad, Esquire, represented the applicant. He stated the principals are Paul Casaccio and Ralph Clayton, both present at the meeting. This is an application for an

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extension of approvals for a mobile home community that was approved by the board April 18, 2013. The development consists of a 133-unit age restricted mobile home park. This site is included in the housing element and fair share plan. The property is located in the MH Mobile Home zoning district and is a permitted use in this zone. The only approval that remains outstanding is a TWA approval from the NJDEP. The applicants are requesting a two-year extension and hope to be back for final approval within the next six months. The extension would also include the variances that were granted.

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

MR. RIORDAN – Heritage Acres Mobile Home Park LLC and Bertram Shawl are applying for an extension of preliminary major site plan approval and variances for the number of free standing signs and the required fencing to develop a 133-unit age restricted mobile home park at 550 Tuckahoe Road in Marmora. The applicant is requesting a two-year extension of site plan approval and variances. The applicant is represented by Stephen Nehmad, Esquire. There was no public comment.

MRS. COSTELLO – The mobile home park is a permitted use in the MH zone and is included in the housing element and fair share plan.

MR. HARNEY – He concurs.

MR. KINGSTON – The extension would be valid from June 30, 2017 until June 30, 2019.

HOBART YOUNG – He concurs. The variances would also be extended as part of the application.

MAYOR PALOMBO – He concurs.

ROBERT YOUNG – He concurs.

MR. KELLY – Nothing further to add.

A motion to grant the application was made by Mr. Harney and seconded by Mr. Riordan. In favor: Costello, Harney, Kingston, Riordan, H Young, R Young, Palombo, Kelly.

RESOLUTIONS

1. DORTHEA WILLAMS AND WAYNE WILLIAMS – BLOCK 551 LOT 13 – PB 01-18
2. MATTHEW UNSWORTH – BLOCK 457 LOT 1.01 – SD 01-18

A motion to adopt the resolutions was made by Mr. Harney, seconded by Mayor Palombo, and approved.

BILLS

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

SPECIAL PLANNING BOARD MEETING

A special meeting will be held on August 8, 2018 at 5 p.m. to review the 2018 Master Plan Reexamination Report, Master Plan Revisions, Fair Share Plan and Spending Plan.

DISCUSSION

Solicitor Barnes informed the board that the application for Harriet Lane that has been tabled until the next meeting is adjacent to Osprey Point. The Mayor's parents reside in Osprey Point. The Osprey Point Homeowners Association has retained Mr. Nehmad to represent them as it pertains to the Harriet Lane LLC application. Since the Mayor's parents are part of that association and they are objecting to the application the Mayor should recuse himself based on a conflict of interest, the applicable common law and statutory law.

ADJOURNMENT

A motion to adjourn was made by Mr. Harney and seconded by Mr. Hobart Young. The meeting was adjourned at 6:28 p.m.

Submitted by,

Shelley Lea
Board Secretary