

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
AUGUST 16, 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: Jack Griffin, Ted Kingston, Gary Riordan, Hobart Young, Robert Young and Chairman James Kelly.

Absent: Georgette Costello, Michael Endicott, Joseph Harney, Scott Morgan, Mayor Richard Palombo.

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

APPROVAL OF THE JULY 19, 2018 MEETING MINUTES

A motion to approve the minutes was made by Hobart Young, seconded by Robert Young, and approved. Abstain: Griffin.

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 that correspondence from Julius N. Konschak, Esquire, attorney for the applicant, dated August 2, 2018 indicates the application is being tabled until September 20, 2018. There will be no further notice of this application given.

APPLICATIONS

1. MATTHEW UNSWORTH – BLOCK 457 LOT 1.01 – SD 02-18

Applicant is requesting preliminary and final subdivision approval and a lot depth variance to create four residential building lots from one existing lot at 629 Route 50 in Petersburg.

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Matthew Unsworth, 201 Bergen Avenue in Marmora, New Jersey and Vincent Orlando, Professional Engineer, were sworn in.

Mr. Unsworth testified this is an existing lot at the intersection of Dennisville/Petersburg Road and Route 50. He proposes to subdivide this lot into four lots. The proposed lots meet the bulk requirements except for lot depth on proposed lot 1.03. Because of the odd shape of this proposed lot the average lot depth is less than the required 175 feet. This is an oversize lot and has sufficient lot area to meet all the setback requirements.

Mr. Orlando of EDA, testified using the major subdivision plan by Stephen C. Martinelli, dated 5-24-18 and revised 7-9-18. He testified the four proposed lots meet or exceed the bulk requirements in the R zone. Proposed lot 1.03 requires a variance for lot depth because of its unique shape. He explained that if the narrow portion of the lot were removed it would meet the lot depth requirement. He stated that soil analysis and soil borings were completed. The farm stand and small house on the lot will be eliminated. The County is requiring a shared driveway on Dennisville Petersburg Road. He feels this is a classic hardship since this lot is uniquely shaped and oversized. There is no impact on light, air and open space. He stated that granting the variance would have no detriment to the public good and would not impair the intent or purpose of the zoning plan. He asked that the board waive the requirement to provide sidewalks. He will contact DCA about the sidewalks. He discussed the easement along Dennisville Petersburg Road that is shown on the subdivision map.

The board discussed when the existing house would be demolished. Mr. Unsworth agreed to remove the existing house from the property prior to obtaining building permits for any of the four lots.

Mr. Dietrich stated there are a lot topography changes on the lot. He requested that a grading plan that also addresses off site runoff be submitted for review by the engineer as part of their zoning permit process. Mr. Orlando agreed to provide this information to Mr. Dietrich. Mr. Unsworth indicated that he would comply with the buffer and tree preservation requirements. This information will be included on the filing plat since it is not shown on the major subdivision plan.

Mr. Unsworth testified the existing billboard is about 4' x 8' and is used by Ocean View Campground for advertising. The current owners of the property have a handshake agreement to use the billboard. He has agreed to continue this until the end of the year. He has no intentions to change or remove the billboard.

Mr. Dietrich testified that offsite advertising is not permitted, however the sign predates zoning.

The meeting was open to the public.

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Ralph Pashcery, Executor of 290 Dennisville Petersburg Road, was sworn. He believes this will be a welcome addition to the area.

Hearing no further comment from the public the meeting was closed to the public and returned to the board for findings of fact.

MR. RIORDAN – Matthew Unsworth is requesting preliminary and final major subdivision approval and a lot depth variance to create four residential lots. The property is located at 629 Route 50 in Petersburg also known as Block 457 Lot 1.01. The applicant represented himself. The lot area for proposed lot 1.03 is 74,532 sq. ft. where 40,000 sq. ft. is required. There was expert testimony by Vincent Orlando, PE. He testified the proposed lots meet all the bulk requirements. He finds the variance can be granted due to the large size of the lot and the odd shape. The applicant also proposes a waiver from the requirement to provide sidewalks. The existing structures will be taken down prior to the issuance of any building permits. Tree preservation and buffer details will be added to the plot plan before filing. A grading plan will be provided to the board engineer prior to the issuance of any building permits. A Major Subdivision plan by The Martinelli Group, dated 5-24-18 and revised 7-09-18 was submitted as part of the application. There was one resident that spoke during the public portion that testified he is in favor of the application.

HOBART YOUNG – He finds that sidewalks are not necessary and the waiver should be granted. Some of the natural vegetation will remain to help with screening and water runoff. This property has been vacant for many years.

MR. GRIFFIN – He concurs. The billboard on the property will remain.

MR. KELLY – The property is in the R zone. Mr. Unsworth is the contract purchaser.

A motion was made by Hobart Young and seconded by Robert Young, to grant the application for a four lot subdivision, lot depth variance and waiver of sidewalks, with the condition the Department of Community Affairs will be provided with adequate notice regarding the sidewalk waiver, the frame dwelling on lots 1.04 and 1.05 will be demolished before any building permits are issued, a grading plan will be submitted for the approval of the board engineer, landscape buffer and tree preservation will be added to the plan prior to filing, the pre-existing, non-conforming billboard on site cannot be changed, modified or altered without relief from the appropriate board. In favor: Griffin, Kingston, Riordan, H. Young, R. Young, Kelly.

RESOLUTIONS

1. HERITAGE ACRES MOBILE HOME PARK LLC – BLOCK 639 LOTS 15.01, 15.02 & 15.03

A motion to adopt the resolution was made by H. Young and seconded by R. Young.
Abstain: Griffin.

BILLS

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A motion to approve the bills for payment was made by R. Young, seconded by Mr. Griffin, and approved.

ADJOURNMENT

A motion to adjourn was made by R. Young and seconded by H. Young. The meeting was adjourned at 7:58 p.m.

Submitted by,

Shelley Lea
Board Secretary