

**UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
JUNE 20, 2019**

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey. The meeting was called to order at 7:30 p.m.

**SUNSHINE ANNOUNCEMENT**

**SALUTE TO THE FLAG**

**ROLL CALL**

Present: Georgette Costello, Jack Griffin, Joseph Harney, Ted Kingston, Gary Riordan, Hobart Young, Robert Young, Chairman James Kelly.

Absent: Michael Endicott, Scott Morgan, Mayor Richard Palombo.

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

**APPROVAL OF THE MAY 16, 2019 MEETING MINUTES**

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

**SWEAR IN PAUL DIETRICH**

**APPLICATIONS**

1. **HERITAGE ACRES MOBILE HOME PARK LLC AND BERTRAM SHAWL  
BLOCK 639 LOTS 15.01, 15.02 & 15.03 – PB 02-19**

Final site plan approval for a 133-unit age restricted mobile home park at 550 Tuckahoe Road in Marmora.

Keith Davis, Esquire, represented the applicant. He stated that the 133-unit age restricted development received preliminary approval in 2013 that was extended until June 30, 2019. He stated that certain conditions of approval had to be satisfied before coming back to the board.

Joseph Maffei, Professional Engineer with EDA, was sworn. Mr. Maffei testified he prepared the site plan last revised May 28, 2019. The single-family units will be on pad

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sites that will be leased. He explained the phasing of the project has been modified. He referred to sheet 2 of the plan which shows the 22 units in phase 1 that will be serviced by an on site septic system. The remainder of the phases have been adjusted. The preliminary plan included 4 phases and this plan calls for 5 phases.

Mr. Maffei testified that he has reviewed the report by Paul Dietrich, Board Engineer, dated June 17, 2019. The applicant have agreed to submit an affordable housing plan that will satisfy the affordable housing obligations in the ordinance. He stated that lighting would be provided at each intersection and every other unit will have a post light in front for pedestrians. Handicap ramps will be shown on an amended plan as well as engineering details for the culverts and retaining walls and concrete curb along the drainage basins. He stated the applicant is also asking the board for a recommendation to the governing body concerning the treatment works approval. The township will have to sign off before forwarding the application to the State.

Paul Casaccio, 5 Cedar Hollow Court, Beesleys Point, was sworn. He testified the proposed units would be a HUD product that can be as large as 28' x 64' with the option of an attached porch. Garages are also an option. Property taxes were discussed. Units would be one floor and the upstairs can be used for storage only. The fence will be 5' high white solid vinyl and the top 12" would be crisscross lattice.

Mr. Dietrich testified the applicant has addressed his comments. He had discussions with the applicant about replacing the vertical curb to provide a visual distinction between where the curb and sidewalk would be.

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.

MR. RIORDAN – Heritage Acres Mobile Home Park LLC and Bertram Shawl are requesting final approval of a 133-unit age restricted mobile home park at 550 Tuckahoe Road in Marmora. The applicant is represented by Keith Davis, Esquire. There was expert testimony by Joseph Maffei. The final approval includes 5 phases not 4 as shown on the preliminary plans. The final site plan was prepared by EDA and dated May 3, 2019 and revised May 28, 2019. Mr. Dietrich provided an engineer letter dated June 17, 2019. The applicant received preliminary approval on April 18, 2013 and an extension on August 16, 2018. The revised plans include fencing and a landscape buffer that was required in Resolution PB 01-13. There was no public comment.

MRS. COSTELLO – It was stated the stipulations for affordable housing were satisfied with 80% of the units being owned and 20% rentals with no age restrictions. Every other unit will have a post with a light and handicap ramps will be at every other intersection. The vertical curb will be replaced with vinyl post and rail fence and shrubbery. Six-foot vinyl fence will be used in the buffer. The only change to the original plan is the change in phasing. Phase I will include 22 units and an on-site septic.

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HOBART YOUNG – He agrees. He finds the plan conforms with the township ordinances.

MR. HARNEY – The proposed changes in the plan have been addressed.

MR. KINGSTON – The only variance needed was for a sign and that was granted at the time of preliminary approval.

ROBERT YOUNG – The applicant has addressed all his concerns.

MR. GRIFFIN – He concurs.

MR KELLY – The property is located in the MH Zone.

A motion was made by Mr. Harney and seconded by Hobart Young, to grant the application as proposed subject to the review letter by Mr. Dietrich dated June 17, 2019. In favor: Costello, Griffin, Harney, Kingston, Riordan, H. Young, R. Young, Kelly.

2. MASTER PLAN REEXAMINATINO AND AMENDMENTS TO CHAPER XX OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF UPPER

Chairman Kelly stated that the current Strathmere Subcommittee is dissolved, and a new committee will be formed.

Mr. Dietrich stated the prior committee worked over 6 months on revisions to the RR and RC zoning districts. The planning board then made a recommendation to township committee to incorporate those changes and other changes to the ordinance made by the board in 2017. After introducing the changes township committee received between 30 to 40 written comments regarding the permitted building coverage and setbacks on lots over 8,000 sq. ft. There were comments that the board and township committee were acting arbitrarily and capriciously and this was not accurate. The 1976 and 1988 zoning ordinances contain provisions for duplexes in Strathmere that allowed buildings on 20,000 sq. ft. lots with 20% building coverage. In the 1970's before there was nitrate delusion a house could be built on a 4,000 sq. ft. lot.

Mr. Dietrich reviewed the number of lots in Strathmere that are over 8,000 sq. ft. He stated these lots cannot be subdivided since they would not be able meet the nitrate delusion ratio needed to install a septic. If public sewers were provided this could change.

The meeting was open to the public.

Linda Bateman, 14 E. Tecumseh Avenue, Strathmere, was sworn. She is the President of the Improvement Association. She stated there were no other objections to the ordinance revisions except the larger lots. She stated the revisions include many other items that are beneficial to Strathmere and close some loop holes. She feels this is a good ordinance and does not want the new committee to have to start over.

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Paul Kiessling, 16 E Tecumseh Avenue, Strathmere, was sworn. His property is 100' x 120'. He discussed the density in Strathmere. He discussed resale if the ordinance is adopted. He believes the coverage should remain consistent. He suggests a referendum.

Margaret Kiessling, 16 E Tecumseh Avenue, Strathmere, was sworn. She discussed existing and proposed setbacks.

Eileen Barrett, 6 E Seacliff Avenue, Strathmere, was sworn. She agrees with Mr. Kiessling that consistency is good. She feels better communication would be a benefit to the residents of Strathmere.

Nathalie Neiss, 759 Route 50, Petersburg, was sworn. She asked about changes to schedule A in the ordinance.

Hearing no further comment the meeting returned to the board.

**RESOLUTIONS**

1. OCEAN ISLE CAMPGROUND – SPECIAL RESOLUTION 04-2019

A motion to adopt the resolution was made by Mr. Kingston, seconded by Robert Young, and approved. Abstain: Harney,

**BILLS**

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

**ADJOURNMENT**

A motion was made by Mr. Riordan and seconded by Robert Young to adjourn the meeting. The meeting was adjourned at 9:07 p.m.

Submitted by,

Shelley Lea  
Secretary

