

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
AUGUST 15, 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, Joseph Harney, Ted Kingston, Gary Riordan, Hobart Young, Mayor Richard Palombo, Chairman James Kelly.

Absent: Michael Endicott, Jack Griffin, Scott Morgan, Robert Young.

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

APPROVAL OF THE JULY 18, 2019 MEETING MINUTES

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

SWEAR IN PAUL DIETRICH

APPLICATIONS

1. **HARRIET LANE RESIDENTIAL UNITS – BLOCK 567 LOT 24**

Site Specific Amendment to the Cape May County/Upper Township Water Quality Management Plan (WQMP) for the addition of 11 new residential units on Harriet Lane in Palermo.

Mr. Dietrich testified that 11 new residential units received site plan approval and a use variance from the zoning board. There are 9 existing cottages on Harriet Lane that were previously used as Coast Guard housing. The new units will consist of three triplexes and one duplex. These will be rental units that will help satisfy the affordable housing obligation at Osprey Cove. In order to continue the project, they will need a waste water plan amendment. Part of that process is an endorsement by the planning board and

county. The site will meet all the water quality standards for the county and the township.

They plan to utilize city water. The system has not been designed yet so there are no elevations available at this time. The system will probably not be mounded since there is sufficient depth to ground water. The depth to seasonal high is not an issue. However, there is enough area if a mounded system is required. The existing 9 units discharge down to a series of septic tanks and then over to a pump tank that pumps it up to the disposal field.

The meeting was open to the public.

Lisa Hagan, 1817 Route US 9 South, was sworn. She asked if the road would be widened to provide city water to this site. She was told that it would not be.

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

MR. HARNEY – The waste water plan for Block 567 Lot 24 was discussed. Paul Dietrich has testified that the waste water plan meets the county requirements. The board must decide if it will endorse the request so that it can be forwarded to the township committee.

MR. YOUNG – He agrees with Mr. Harney. Mr. Dietrich has testified this is part of the process for a site-specific amendment.

MR. RIORDAN – A site plan prepared by EDA dated April 30, 2018 was submitted to the board. A resident within 200' had concerns about city water running to the property.

MRS. COSTELLO – Nothing to add.

MR. KINGSTON – Nothing to add.

MAYOR PALOMBO – He concurs.

MR. KELLY - The property is in the R2 zone. Bulk variances were granted by the zoning board as part of the use variance application.

A motion was made by Mr. Young and seconded by Mr. Riordan to approve a site-specific amendment for the water quality management plan needed for the addition of 11 new residential units. In favor: Costello, Harney, Kingston, Riordan, Young, Palombo, Kelly.

2. DISCUSSION REGARDING THE MASTER PLAN REEXAMINATION AND REVISIONS TO THE ORDINANCE IN STRATHMERE

Mr. Dietrich testified the township committee has asked the planning board to reestablish a subcommittee to take another look at the proposed zoning changes in Strathmere.

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There have been two subcommittee meetings so far. The committee has reviewed the proposed revisions that have been submitted by the planner. He reviewed the proposed changes contained in a summary he prepared and provided to the board members and the public.

There was lengthy discussion involving the board members and the public concerning the revisions including but not limited to building height, setbacks and coverages. Mr. Barnes stated that the planner will need to verify the planning rational for properties over 8,000 sq. ft.

OPEN TO THE PUBLIC

Hearing no response, the public portion was closed.

RESOLUTIONS

1. JAMES AND KARA CARLAND AND SCOTT AND KATHLEEN POOLAKE – BLOCK 451 LOTS 10 AND 11- SD 01-19

A motion to adopt the resolution was made by Mr. Harney, seconded by Mr. Riordan, and approved.

2. SPECIAL RESOLUTION 05-2019 – ADOPTION OF THE UPPER TOWNSHIP BICYCLE PLAN

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

BILLS

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

CLOSED SESSION

A motion to go into closed session was made by Mr. Kelly, seconded by Mr. Riordan, and approved. Closed session began at 8:25 p.m.

The board went back on the record at 8:33 p.m.

ADJOURNMENT

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A motion was made by Mr. Kingston and seconded by Mr. Riordan to adjourn the meeting. The meeting was adjourned at 8:33 p.m.

Submitted by,

