

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JULY 18, 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, Robert Young, Vice Chairman Joseph Harney.

Absent: Michael Endicott, James Kelly, Scott Morgan, Hobart Young, Mayor Richard Palombo.

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

APPROVAL OF THE JUNE 20, 2019 MEETING MINUTES

A motion to approve the minutes was made by Mr. Kingston, seconded by Mr. Riordan, and approved.

SWEAR IN PAUL DIETRICH

APPLICATIONS

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

Application is for a minor subdivision to realign the existing lot lines and variances for impervious coverage, lot area, frontage and width at 34 and 36 California Road in Petersburg.

James J. Carland and Kara Carland, 36 California Road, were sworn.

Mrs. Carland testified they knew the property line was on a severe diagonal when they purchased their house 3 years ago. When the Poolakes' moved into their house next door they decided to realign the lot lines so that the Poolakes' have a larger rear yard and they

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have a larger front yard. The Plan of Minor Subdivision by The Martinelli Group, dated 11-2-18 and revised 6-25-19 shows the proposed lot line.

Mr. Dietrich testified that lot 11 is currently conforming in lot frontage and width. If approved this lot will have a non-conforming frontage. Both lots exceed the impervious coverage requirement. The plat conforms to the township standards. He believes the benefits of realigning the lot lines outweigh any detriments. The shed on lot 10 also requires a variance since it is not 15' from the garage. Mrs. Carland requested this variance be included in the application.

It was confirmed that the fee for the Tax Map changes has been paid and a Certificate of Filing from the NJ Pineland Commission, dated April 29, 2019 has been received. Notices of the application are proper.

The impervious coverages for each lot were discussed. The plan shows that if approved lot 10 would have 27% impervious coverage where 10% is permitted and lot 11 would have 11.3%. The proposed impervious coverage remains the same as the existing. The applicants testified they have no plans of increasing the impervious coverage. Mr. Dietrich stated that the applicants would have to request a variance if they ever wanted to add a pool on lot 11 or an accessory structure since they are already over on the permitted coverage. He also stated that in 2007 the impervious coverages were reduced. Under the previous ordinance lot 11 was probably conforming. Lot 11 will require a variance for lot frontage to allow 100' where 120' is required and 150' is existing. The lot width requirement is 120'. Although the applicant is proposing 123.09' the zoning schedule on the plan shows it does not comply. The applicant will have to confirm this with the surveyor.

Scott Poolake, 34 California Road, was sworn. He testified that he is in favor of the application and they have been trying to get this approved for about a year. He wants to straighten the lot line, so he has a larger rear yard.

The meeting was open to the public. Hearing no comment, the board gave findings of fact.

MR. RIORDAN – James & Kara Carland and Scott & Kathleen Poolake are requesting a minor subdivision to realign the lot lines and variances for impervious coverage, lot area, lot frontage and width and the distance between the garage and shed at 34 and 36 California Road in Petersburg. Lot 10 has exceeded the impervious coverage allowed and requires a variance. Lot 11 currently meets the requirement for lot frontage but will require a variance since the frontage will be reduced from 150' to 100'. There are two other non-conforming conditions on this lot that require variances. The purpose of the subdivision is to increase the front yard on lot 10 and increase the rear yard on lot 11. Mr. Dietrich testified the benefits of granting the variances outweigh any negatives. The

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Plan of Minor Subdivision was prepared by The Martinelli Group, dated 11-2-2018 and revised on 6-25-19. There was no public comment.

MR. KINGSTON – Granting the variances would not increase the impervious coverage. The plan must be revised since it indicates lot 10 needs a lot width variance

MRS. COSTELLO – The subdivision will not create any new lots. The benefits to both applicants outweigh the negatives.

MR. GRIFFIN – Nothing to add.

MR. YOUNG – Nothing to add.

MR. HARNEY – Lot 11 has 0.999 acre where 1 acre is required in the PV zone.

A motion to grant the application with the standard conditions was made by Mr. Kingston and seconded by Mr. Young. In favor: Costello, Griffin, Kingston, Riordan, Young, Harney.

OPEN TO THE PUBLIC

Hearing no response, the public portion was closed.

RESOLUTIONS

**HERITAGE ACRES MOBILE HOME PARK LLC AND BERTRAM SHAWL –
BLOCK 639 LOTS 15.01, 15.02 & 15.03**

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

BILLS

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

ADJOURNMENT

A motion was made by Mr. Griffin and seconded by Mr. Young to adjourn the meeting. The meeting was adjourned at 7:56 p.m.

Submitted by,

Shelley Lea
Secretary

