

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
MAY 21, 2020**

The Upper Township Planning Board held a virtual meeting on May 21, 2020. The meeting was called to order at 7:30 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Ted Kingston, John Klebaur, Janet McCrosson, Gary Riordan, Mayor Richard Palombo, Hobart Young, Robert Young Sr., Chairman Joseph Harney.

Absent: Georgette Costello, Michael Endicott, Craig Reeves.

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

APPROVAL OF THE APRIL 16, 2020 MEETING MINUTES

A motion to approve the minutes was made by Ms. McCrosson, seconded by Mr. H. Young, and approved.

SWEAR IN PAUL DIETRICH

APPLICATIONS

1. **ESTATE OF RITA SCHIAVO – BLOCK 821 LOTS 8 & 9 – SUB03-2020**

Applicant is requesting a minor subdivision to realign the interior lot lines only, no new lots will be created, at 104 Prescott Avenue in Strathmere.

Julius N. Korschak, Esquire, represented the applicant. He stated the Plan of Lot Line Relocation was prepared by Mark G. DeVaul. The plan is dated February 11, 2020 and Revised 4-22-2020. The plan shows that lot 8 currently does not meet the requirements for lot area, lot frontage, lot width, front yard setback and side yard setback. Lot 9 greatly exceeds the lot area requirement and bulk requirements. The property is in the RR zoning district. The lot lines will be relocated so that lot 8 will be 11,000 SF and lot 9 will be 10,000 SF. Both lots will be oversized since only 4,000 SF is required. The one-story dwelling on lot 8 will be relocated to meet the setback requirements and a new advanced treatment system will be installed. Both lots 8 and 9 will be conforming lots.

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Mr. Dietrich testified the revised survey meets the map filing requirements for the township. He confirmed the lots will be oversized and will meet all the bulk requirements.

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

MR. H. YOUNG – The house on lot 8 is pre-existing and straddles the lot line. The house will be moved to meet the setbacks. Both lots will meet the bulk requirements. He finds there is no detriment to the public.

MR. R. YOUNG – He concurs.

MS. McCROSSON – The two existing lots will remain two lots. Both lots will conform to the standards in the RR zone.

MR. PALOMBO – He concurs.

MR. KINGSTON – Nothing to add.

MR. HARNEY – The revised plans by DeVaul Survey LLC are dated 4-22-2020.

Proposed lot 8 will be 11,000 SF and proposed lot 9 will be 10,000 SF. Lot 8 is currently only 3,000 SF and lot 9 is currently 18,000 SF. Moving the lot line is a benefit to the Strathmere community. The applicant is realigning the interior lot lines only. No new lots are being created.

A motion was made by Ms. McCrosson and seconded by Mr. H. Young to grant the application with the condition the zoning schedule on the plan will be attached to the resolution. In favor: Kingston, Klebaur, McCrosson, Palombo, H. Young, R. Young, Harney.

DISCUSSION

Mr. Dietrich stated the state planning and endorsement town centers are expiring this year. The township must go through the process of renewing our plan endorsement to renew our town centers and planning areas with the state. This involves a negotiation of where our boundary line falls and different ordinance regulations. He has been in contact with the state about some of the technical requirements and he feels it is appropriate to form a subcommittee to work with the state planning office.

PUBLIC PORTION

The meeting was open to the public. Hearing no response, the public portion of the meeting was closed.

RESOLUTIONS

1. CAROLINE CIPRESSI – BLOCK 668 LOTS 3, 4 & 5 – SUB01-2020

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

2. KENNETH & BONNIE MOORE – BLOCK 549 LOTS 9, 10 & 11 – SUB02-2020

A motion to adopt the resolution was made by Ms. McCrosson, seconded by Mr. Kingston, and approved.

3. ABUNDANT LIFE ASSEMBLY OF GOD, INC – BLOCK 453.10 LOTS 337.02 & 337.05 – PB 02-2020

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

4. WILLIAM SIMMERMAN / MISTY MEADOW SHEEP DAIRY – BLOCK 476 LOT 17 – PB 02-2020

A motion to adopt the resolution was made by Mr. H. Young, seconded by Ms. McCrosson, and approved.

BILLS

A motion to approve the bills was made by Ms. McCrosson, seconded by Mr. R. Young, and approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. R. Young.
Submitted by,

Shelley Lea
Secretary