

UPPER TOWNSHIP PLANNING BOARD VIRTUAL REORGANIZATION MEETING MINUTES JANUARY 21, 2021

The annual reorganization meeting of the Upper Township Planning Board was held as a virtual meeting and was called to order at 7:30 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Curtis Corson, Georgette Costello, Ted Kingston, John Klebaur, Janet McCrosson, Christopher McGuire, Craig Reeves, Gary Riordan, Mayor Richard Palombo and Joseph Harney.

Absent: Robert Young Sr.

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

REORGANIZATION

Christopher McGuire and Curtis Corson were sworn in as new board members.

A motion to nominate Joseph Harney as Chairman was made by Mr. Riordan and seconded by Mr. Kingston. A motion was made by Mayor Palombo and seconded by Ms. McCrosson to close the nominations. In favor: Corson, Costello, Kingston, Klebaur, McCrosson, McGuire, Riordan, Palombo.

JOSEPH HARNEY BOARD CHAIRMAN FOR 2021

A motion to nominate Gary Riordan as Vice Chairman was made by Mr. Kingston, seconded by Ms. McCrosson. The nominations were closed. In favor: Corson, Costello, Kingston, Klebaur, McCrosson, McGuire, Palombo, Harney.

GARY RIORDAN VICE CHAIRMAN FOR 2021

A motion to nominate Jeffrey Barnes as Board Solicitor was made by Mr. Harney and seconded by Mr. Kingston. The motion was carried.

JEFFREY P. BARNES BOARD SOLICITOR FOR 2021

A motion to nominate Paul Dietrich as Board Engineer was made by Mr. Harney and seconded by Mr. Riordan. The nominations were closed. The motion was carried.

PAUL DIETRICH BOARD ENGINEER FOR 2021

A motion to nominate Shelley Lea as Board Secretary was made by Ms. McCrosson and seconded by Mrs. Costello. The nominations were closed. The motion was carried.

SHELLEY LEA BOARD SECRETARY FOR 2021

OFFICIAL NEWSPAPERS 2020

A motion was made by Ms. McCrosson and seconded by Mr. Kingston, to utilize The Press and the Sentinel Ledger as the official newspapers. The motion was carried.

APPROVAL OF THE MEETING MINUTES – DECEMBER 2020

A motion to approve the minutes was made by Mayor Palombo, seconded by Mrs. Costello, and approved. Abstain: Corson, Klebaur, McCrosson, McGuire.

APPLICATIONS

1. SEASIDE CEMETERY COMPANY INC – BLOCK 599 LOTS 2 & 8 – PB04-2020

Applicant is requesting a site plan waiver to construct an 864 sq ft addition to an existing crematory at 599 Route US 9 South in Marmora.

Curtis Corson stepped down from discussion and voting on this application due to a conflict.

Andrew D. Catanese, Esquire, represented the applicant. He stated the cemetery has been operating since 1886. There is an existing crematorium on this site that has two ovens. The applicant is requesting approval to expand the crematorium by adding a third oven known as a retort and staging room with an overhead garage door. The cemetery and crematorium are a permitted use in this zone and the scope of the expansion is relatively small compared to the size of the lot. They would be willing to move the existing storage containers next to the building so there is 15 ft between structures. Previous board approvals allowed a landscaping business to store their equipment in a garage on site. The landscaping business still operates from this location and provides services to the cemetery.

Wesley Tomlin, part owner of the cemetery and manager of the daily operations, was sworn. She testified the current building has been operating for several years. In March, at the beginning of the pandemic, the State asked for any crematories in NJ to help take cases up north as much as possible. They have helped as much as possible by bringing in new funeral homes and helping to cremate bodies as quickly as possible. They no longer do cremations for funeral homes north of here since they are using their own crematories. She stated that the number of local deaths is way up. The expansion will be used to hold the bodies since they are turning their normal customers away. The expansion would not be for new business but to keep up with the current demand. They want to keep things out of the elements. The funeral directors could back directly into the garage so that no one sees them dropping off bodies. The 864-sf addition will not have any impact since

its in an already fenced area. Only funeral directors and staff are allowed in this area. The building is fueled by natural gas. There is a crematory in Cape May that is owned by a funeral home and only services themselves and the one in Atlantic County is currently down due to a retort that breaks down often. Refrigeration is not proposed at this time. Funeral directors are not allowed to bring bodies to them until all the proper permitting and authorization forms have been obtained so that bodies are not held for long periods of time prior to cremation.

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

MRS. COSTELLO – Seaside Cemetery is requesting a site plan waiver at 559 Route US 9 South in Marmora. Andrew Catanese, Esquire, represented the applicants. They are proposing an 864 sq ft addition to the existing crematorium. The site is 25 acres. There are 2 ovens currently and this would provide for a third oven and staging area. The expansion is a result of the high number of deaths due to COVID-19. They are turning customers away since they cannot accommodate the need. The request is not for new business but to keep up with demand. There is no plan for refrigeration in the addition. The building is fueled by natural gas. The addition would not affect parking, traffic circulation, lighting, and other site plan issues. There was no public comment.

MR. KINGSTON – This is a stark reality of the times we are living in.

MR. KLEBAUR – Nothing to add.

MS. MCCROSSON – The structure fits within the fenced area in the cemetery and will not impact other areas of the cemetery.

MR. MCGUIRE – Nothing to add.

MR. REEVES – He finds this is a necessary addition in the cemetery.

MR. RIORDAN – The survey was prepared by the Martinelli Group and is dated 12/21/2018.

MAYOR PALOMBO – An existing storage container will be moved to meet the 15' requirement between buildings. The cemetery has served UT since 1886. This is a need and something the community appreciates having.

MR. HARNEY – This is a Pioneer Steel building.

A motion was made by Mayor Palombo and seconded by Mr. Riordan to approve a site plan waiver for an 864 sq. ft. addition to a crematorium located at the subject property. In favor: Costello, Kingston, Klebaur, McCrosson, McGuire, Reeves, Riordan, Palombo, Harney.

2. REVIEW OF THE BEESLEYS POINT REDEVELOPMENT PLAN FOR BLOCK 479 LOTS 76, 76.01, 94.01, 106.02, 107, 107.01, 108, 108.01 FOR CONSISTENCY WITH THE UPPER TOWNSHIP MASTER PLAN

James Maley, Attorney representing the township in the redevelopment plan was present.

Paul Dietrich, board engineer, was sworn in. Mr. Dietrich testified that it is his opinion the report is consistent with the master plan.

Jennifer Porter, Esquire, was present on behalf of RC Cape May. They believe the plan should include all the former BL England property which would be the entire lot 76 and lot 94, 97, 98 and 99. They feel the plan should be expanded to accommodate residential uses or mixed-use development and light industrial uses. They hope the township will amend the conditional use criteria. They would further like the report to include that the site has been remediated to restricted use standards.

Tiffany Morrissey, Professional Planner, was sworn.

Mr. Maley stated that adding additional lots to the plan is not being considered. He stated that any changes to the conditional uses should be directed to the township committee.

A motion was made by Mr. Riordan and seconded by Mr. Kingston to determine the redevelopment plan is consistent with the Master Plan and recommend its adoption. In favor: Corson, Costello, Kingston, Klebaur, McCrosson, McGuire, Reeves, Riordan, Palombo, Harney.

PUBLIC PORTION

The meeting was open to the public. Hearing no response, the meeting returned to the board.

DISCUSSION

Shelley Lea, Zoning Officer, stated the zoning office is reviewing zoning permits for improvements inside campgrounds. The conditional use ordinance for campgrounds must be updated. She recommends creating a subcommittee to review the ordinance and make recommendations for amendments. Mr. Corson stated that he would abstain from this since he owns a campground. Christopher McGuire, John Klebaur and Gary Riordan volunteered to join the subcommittee.

RESOLUTION

1. CEDAR LANE DEVELOPMENT LLC – BLOCK 647 LOT 8 – SUB04-2020

A motion to adopt the resolution was made by Mr. Kingston and seconded by Mrs. Costello. Abstain: Corson, McCrosson, McGuire.

2. CEDAR LANE DEVELOPMENT LLC – BLOCK 647 LOT 8 – SUB05-2020

A motion to adopt the resolution was made by Mr. Kingston and seconded by Mr. Riordan. Abstain: Corson, McCrosson, McGuire.

BILLS

A motion to approve the bills was made by Mr. Corson, seconded by Mayor Palombo, and approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Mayor Palombo, seconded by Mr. Corson, and approved. The meeting was adjourned at 8:35 p.m.

Submitted by,

Shelley Lea