

UPPER TOWNSHIP PLANNING BOARD

MEETING MINUTES

JUNE 17, 2021

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road in Petersburg, New Jersey. 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, Christopher McGuire, Gary Riordan, Richard Palombo, Robert Young, Joseph Harney.

Absent: Curtis Corson, Georgette Costello, Craig Reeves.

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

APPROVAL OF THE MAY 20, 2021 MEETING MINUTES

A motion to approve the minutes was made by Ms. McCrosson, seconded by Mr. Riordan, and approved. Abstain: Klebaur.

NEW BUSINESS

1. REVIEW AND POSSIBLE REVISIONS TO THE REVISED GENERAL ORDINANCE CHAPTER 19 AND 20

a. 20-6.4 Conditional Uses – f. Special Requirements for Campgrounds

Chairman Harney announced the campground ordinance will not be discussed at this time. This matter will be listed on the July 15, 2021 agenda.

b. 2021 Chapter 19 and 20 Ordinance Revisions

Mr Dietrich testified the ordinance must be amended so the applicants plan must include the flood hazard area when applying for sketch plat classification, preliminary major subdivision, final major subdivision, and preliminary and final site plan.

Section 19-7.3a Curbs, Gutters and Catch Basins will be revised to include the MTCD and to eliminate the CM zoning district.

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Section 19-7.4 Sidewalks will also be revised to include the MTCD and to eliminate the CM zone.

The NJDEP has required the township to update the stormwater management regulations. These regulations were to be enacted in March 2021; however, they were not since the Pinelands has not updated their model ordinance to comply with the new state standards. The addition of NJAC 7:8 et seq will require applicants to comply with the new stormwater management regulations.

At the zoning officers request, Section 20-2.1 Farms, has been revised to add boarding and training of permitted livestock

Shelley Lea, zoning officer, discussed the escrow fee and how the application and escrow fees were reversed when the fees were last revised. Site plan applications consisting of many acres such as mining pits are now submitting less money as an application fee and more money for escrow. The application fee is nonrefundable, and any escrow money remaining is returned to the applicant. Mr Dietrich will investigate this.

There was discussion concerning chickens which are regulated using Residential Agriculture and require 2 acres. A revision will be made so that lots under 2 acres may have 6 chickens to produce eggs for their families and no roosters.

A motion was made by Mr. Harney and seconded by Ms. McCrosson to make a recommendation for the township committee to adopt the revisions. In favor: Kingston, Klebaur, McCrosson, McGuire, Riordan, Palombo, Young, Harney.

c. Request to change 3 lots on Bayview Avenue from "C" Conservation to "RR" Resort Residential

Mr. Dietrich testified there are 3 lots in Block 736 that are currently zoned conservation. These lots are already developed with single-family dwellings. Rezoning these lots "RR" would bring them more into compliance with the residential properties in Strathmere. In the "C" zone the height is measured differently and there is no restriction on the number of habitable floors.

A motion to adopt the changes was made by Mr. Kingston and seconded by Mr Riordan. In favor: Kingston, Klebaur, McCrosson, McGuire, Riordan, Palombo, Young, Harney.

d. Addition of agricultural uses as a permitted use in the CM2 zone

A request has been made by Joseph Patterson to include agriculture as a permitted use in the CM2 zone since farms are not permitted. Mr. Patterson is attempting to sell his development rights to the county, but the county will not purchase developmental rights on a property that is not conforming. If the property were rezoned residential, he would lose some of his economic value. Mr. Dietrich stated that changing the zoning of the

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property would require notice being sent to everyone in that zone. There was discussion about rezoning the property and spot zoning. Mr Dietrich will do some research and report back to the board.

PUBLIC PORTION

No public comment.

RESOLUTION

1. JEFFREY BARNES, ESQUIRE – CONTRACT FOR PROFESSIONAL SERVICES

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

BILLS

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

ADJOURNMENT

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

Submitted by,

Shelley Lea