

UPPER TOWNSHIP PLANNING BOARD

MEETING MINUTES

AUGUST 19, 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, Janet McCrosson, , Gary Riordan, Richard Palombo, , Joseph Harney.

Absent: Curtis Corson, Georgette Costello, John Klebaur, Christopher McGuire Craig Reeves, Robert Young

Also, in attendance were Catherine Boggia, Substitute Board Solicitor; Paul Dietrich, Board Engineer; Liz Oaks, Board Secretary.

APPROVAL OF MINUTES – July 15, 2021 Meeting Minutes

Motion by Mayor Palombo, second by Mr. Kingston, to approve the July 15, 2021 minutes as submitted. During roll call vote, all Board members present voted in the affirmative.

NEW BUSINESS

1. Betty Jane Tocci Trust – BLOCK 563 LOT 28 – SD 03-2021

Minor subdivision to create two lots at the corner of State Highway Rt-US9 and Hope Corson Road.

Vincent Orlando, Engineer for the applicant and Paul Dietrich were sworn.

Mr. Orlando is here on behalf of the applicant for a two-lot minor subdivision at the corner of State Highway Rt-US9 and Hope Corson Road. The property is roughly 2.4 acres that the applicant would like to split in two. Creating a 40,000 square foot lot to the west and a 1.23 acre lot to the east. The lots meet the requirements with respect to lot area and setbacks. They do have a technical variance for lot depth where 175 feet is required, proposed lot 28.01 has an average lot depth of 172.48 and proposed lot 28.02 is 180.74. The applicant seeks a variance under the C1 criteria where exceptional conditions affecting a piece of property, specifically the shape or size. In this case the property is such that no additional depth could be obtained. However, they are not requesting a

variance for setbacks. Under the C2 criteria adequate light, air and open space will be provided. He thinks the variance can be granted with no detriment to the public good and no substantial detriment to the zoning plan or zoning ordinance. Given the minor deviation for the variance of roughly 2.5 feet. The property will be serviced by a common driveway on Hope Corson Road. They have completed soil borings and the soils are adequate to have an on-site septic system.

Mr. Dietrich notes that the subdivision plat does meet our filing requirements, does meet all technical requirements and the lot depth deviation is minimal.

There was a discussion regarding the shared driveway and drainage.

PUBLIC PORTION

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

Mr. Kingston – The applicant is asking for a variance for 2.5 feet for the depth of the lot. Everything else complies.

Ms. McCrosson – The only required request of the applicant is the less than 3 feet difference in the required depth. The driveway is a joint driveway serving both properties, it is a significant distance from the corner traffic light at route 9 and opposite Foxborough Road, which is beneficial to all traffic. No significant detriment to the public in approving it.

Mr. Riordan – The applicant Betty Jean Tocci trust is requesting a minor subdivision to create two lots at the corner of State Highway Route US 9 and Hope Corson Road also known as block 563 lot 28. There was expert testimony by Vince Orlando, PE, stating that application meets Township Land Use Ordinance except for proposed lot 28.01 which will be 172.48 feet while the requirement is 175 feet. Paul Dietrich, Township Engineer, stated that the application meets the C1 and C2 criteria. The proposed shared driveway, with the 20 feet, meets the County driveway criteria and there was no comment from members of the public. The plans were prepared by the Martinelli Group dated October 24, 2019. Nothing further.

Mayor Palombo – He concurs with his colleagues.

Mr. Harney – Confirms this property is located in the R Zone, the proposed properties will be given house numbers by the Tax Assessor. The plan was done by George Swenson of the Martinelli Group and is dated October 24, 2019. Mr. Orlando testified to the C1 and C2 criteria being met. He feels that the 172.48 feet is de minimis to the development of the property. The joint driveway is what is required by the County. He is satisfied that the inlets and the drainage away from the property. This meets the requirements of the variance they are asking for.

Motion by Ms. McCrosson, and seconded by Mr. Palombo, to grant the application as presented with all standard conditions, with all Board members present voting in the affirmative.

RESOLUTIONS – None to approve

BILLS

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

ADJOURNMENT

Motion by Mayor Palombo, and seconded by Ms. McCrosson, to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 7:57 p.m.

Submitted by,

Liz Oaks