

**UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
MARCH 17, 2022**

The 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: Joseph Harney, Gary Riordan, Robert Young, Janet McCrosson, Christopher McGuire, Kim Hayes

Absent: Mayor Curtis Corson, John Klebaur, Ted Kingston, Sean Whelan, Davida Wines

Also, in attendance were Jeffrey Barnes, Board Solicitor; Paul Dietrich, Board Engineer; Liz Oaks, Board Secretary.

**APPROVAL OF THE FEBRUARY 17, 2022 MEETING MINUTES**

A motion to approve the minutes as submitted, was made by Mr. Riordan, seconded by Mr. Harney, and approved. In favor: Harney, Riordan, Young, Abstain: McGuire, McCrosson, Hayes

**DISCUSSION**

There was a brief discussion regarding the OC Winery and the upcoming meeting before the Board of Agriculture on March 31, 2022. No action is required of the Planning Board.

Mr. Harney confirms with Mr. Dietrich that the soil controls are in place for the development going in on Route 9.

**NEW BUSINESS**

1. SOUTH JERSEY BOAT CLUB, LLC – BLOCK 735 LOT 61 – PB 01-2022

Applicant is requesting a site plan waiver to use an office trailer for boat rentals at 551 Roosevelt Boulevard, Marmora, New Jersey.

T.J. Mooney, attorney for the applicant, explains his client is seeking a site plan waiver for the use of an office trailer for boat rentals at 551 Roosevelt Boulevard. The proposed application is to put down a 12 x 60 office trailer for the use of South Jersey Boat Club, LLC to rent boats through a membership process to Upper Township residents. As seen in pictures it is on a shell lot and pursuant to the plan there is parking along both sides. Right now, the parking is not as delineated as the proposed plan in which the plan increases the existing parking. It will not block any access routes. There is a walkway between the office and waterway. The trailer is to be put on an oversized lot. It promotes the appropriate use of the commercial district. It is in line with current businesses.

Sean McNulty was sworn.

Mr. McNulty testified that the use of the trailer will mostly be a sales office with presentations. The proposed business will be comprised of 6 boat slips for members. The location of the trailer does not impede traffic. It has no affect to buffering, lighting, or landscaping. The operation is contracted with their clients to be open from Memorial Day to Labor Day. The hours of operation are 8am to 7pm. However, they will change that in the fall when the sun sets earlier. The customer must be back to the dock 30 minutes before sunset. They confirm the members are licensed and includes a 3-hour class.

Mr. Dietrich, Township Engineer, was sworn. Mr. Dietrich confirmed that the application meets the criteria for a site plan waiver. It does not impact any site drainage, lighting, parking, circulation, or any other issues. They will be required to get a zoning permit and construction permit to ensure that it complies with code. There will be no water or sewer, electric only.

There was a discussion about the business model of the boat club and how it works.

Mr. Barnes confirmed that the condition of the application is the use is strictly for the South Jersey Boat Club, LLC and cannot be used for residential.

Mr. Riordan – The applicant, South Jersey Boat Club, LLC of 551 Roosevelt Boulevard. The applicant is represented by T.J. Mooney, Esq. The applicant is seeking a site plan waiver for the use of a trailer for office space to rent boats based on membership. Sean McNulty, principal applicant, spoke about the lease including 6 boat slips. There will be a restriction to prevent residential use of the trailer. The lease, dated 11/30/2021, was submitted with an initial 4-year term that expires on 12/31/2025. The lease includes an option for 3 additional 5-year terms. There was no comment from the public.

The meeting was open to the public, hearing no one and seeing no one this portion of the meeting was closed and returned to the meeting for findings of fact.

Ms. McCrosson – Sean McNulty is representing South Jersey Boat Club, LLC. in the site plan waiver application. All the requirements have been met. They want to put in a trailer to operate a boat rental business and sales office. There will be no water, it is not to be used residentially. They are requesting of their landlord 6 boat slips for 6 boats that will be available to their members. This will not increase the usage of the marina itself. They will be delineating parking spaces.

Mr. McGuire – The tract of land is block 735 lot 61 at 551 Roosevelt Boulevard and the owner on record is All Seasons Marina Development, LLC. The lease in the exhibits is to South Jersey Boat Club, LLC at 900 Ocean Avenue, Avalon.

Mr. Young – Nothing to add.

Ms. Hayes – Nothing to add.

Mr. Harney – He believes this is a business that would be beneficial to the residents.

Mr. Barnes – The motion approving a site plan waiver to use an office trailer to promote boat rental at All Season Marina. Along with the conditions that were discussed. No residential, it is only for the proposed use, and it is tied in directly with the applicant. And no water connection.

A motion to approve the resolution with proposed conditions was made by Ms. McCrosson, seconded by Mr. McGuire, and approved. In favor: Harney, Riordan, Young, Hayes, McCrosson, McGuire

## **PUBLIC PORTION**

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

## **RESOLUTIONS**

Deauville Inn – BLOCK 850 LOTS 1, 1.01,2, 3, 3.01, 4 & 5 – PB 06-2021

A motion to approve the resolution was made by Mr. Harney, seconded by Ms. McCrosson, and approved. In favor: Harney, Young, McCrosson, McGuire Abstain: Hayes, Riordan

## **BILLS**

A motion to approve the bills as submitted, was made by Ms. McCrosson seconded by Ms. Hayes, and approved.

## **ADJOURNMENT**

A motion was made by Mr. Young, and seconded by Ms. Hayes, to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 8:00 p.m.

Submitted by,  
Liz Oaks