

**UPPER TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
JULY 20, 2023**

The meeting of the Upper Township Planning Board was held at Township Hall at 2100 Tuckahoe Road, Petersburg. The meeting was called to order at 7:00 p.m.

**SUNSHINE ANNOUNCEMENT**

**SALUTE TO THE FLAG**

**ROLL CALL**

Member	Attendance
Matthew Davidson, Class IV	Present
Gary DeMarzo, Class II	Present
Brooke Handley Alt	Present
Joseph Harney, Class IV	Absent
Kimberly Hayes, Class III	Present
Ted Kingston, Class IV	Present

Member	Attendance
Chris McGuire, Chairman	Present
Colby Meloy Alt	Present
Jay Newman, Class I	Absent
Gary Riordan, Vice Chair	Absent
Sean Whelan, Class IV	Present

Also, in attendance were Jeffrey Barnes, Board Solicitor, Greg Valesi Substitute Township Engineer and Liz Oaks, Board Secretary and Zoning Officer.

**APPROVAL OF THE JUNE 15, 2023 MEETING MINUTES**

A motion to approve the minutes was made by Mr. Harney and seconded by Mr. Riordan.

In favor: Davidson, DeMarzo, Kingston, Whelan, McGuire

Abstain: Handley, Hayes, Meloy

**NEW BUSINESS**

**D.V. TOWER, LLC – BLOCK 565.03 LOTS 55.02, 56, AND 57 – PB 06-2023**

Applicant is seeking variance relief for the buffer between building and the nearest street where 75’ is required and 40’ is proposed to construct a compressed natural gas filling station at 1397 Stagecoach Road, Seville, New Jersey.

*Tabled to August 17, 2023 at the request of the applicant’s attorney, John Amenhauser.*

**DISCUSSION**

**Consistency review of Township Ordinance No. 013-2023.**

Mr. McGuire – The consistency review for township ordinance no. 013-2023 has been discussed at a prior meeting. It is a state storm water runoff ordinance that the township must be in compliance with.

Mr. Valesi –Any ordinance you draft for stormwater management must be consistent with the Comprehensive Management Plan. He had spoken with Mr. Dietrich about this. Mr. Dietrich crafted an ordinance from an engineering standpoint that combines both the Pinelands regulations with other regulations. Mr. Dietrich told him he had spoken with the Pinelands, and they were ok with it. Ultimately when you make the recommendation the governing body adopts the ordinance. It is sent to the Pinelands to review for consistency.

A motion was made by Ms. Hayes, seconded by Ms. Handley to draft the ordinance.

In favor: Davidson, Demarzo, Handley, Hayes, Kingston, Meloy, Whelan, McGuire.

### Board Engineer Position

Mr. McGuire – Previously, there had been discussions that Mr. Dietrich would be available for the next two meetings. However, due to circumstances, that is no longer an option. Tonight, we have Mr. Valesi who is currently under contract as the conflict engineer for the township. This has expedited our need to conduct a search for a new board engineer. Mr. McGuire discussed some of the different needs the Planning Board may have versus the municipality and believes staying consistent with the Zoning Board may be prudent. Anybody interested in adding to the list of potential engineers please reach out. Interested parties in a sub-committee are Ms. Hayes, Mr. Harney, Mr. Kingston, Mr. Whelan, and himself. We will try to come up with a date for the sub-committee.

### RESOLUTIONS

None

### PUBLIC PORTION

The meeting was open to the public, hearing no one and seeing no one, this portion was closed.

### BILLS

A motion to pay the bills as submitted was made by Mr. Whelan and seconded by Mr. Riordan.  
In favor: Davidson, Demarzo, Handley, Hayes, Kingston, Meloy, Whelan, McGuire.

### ADJOURNMENT

A motion was made by Ms. Handley and seconded by Mr. Kingston to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 7:13 p.m.

Submitted by,

Liz Oaks