

**UPPER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
AUGUST 8, 2024**

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 7:05 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

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

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

Also, in attendance were Jeffrey Barnes, Board Solicitor and Liz Oaks, Board Secretary and Zoning Officer.

APPROVAL OF THE JUNE 13, 2024 MEETING MINUTES

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

In favor: Harney, Riordan, Whelan

Abstain: DeMarzo, Newman

NEW BUSINESS

No new business

DISCUSSION

Mayor Newman discussed the recent hotel ordinance and the possibilities of strengthening it. There is a great concern among the residents. There was a recent application for a hotel with the zoning board that was approved.

Mr. Barnes explained that there had been an application approved. They agreed to comply with the ordinance. They agreed to a deed restriction that the hotel would not rent more than 30 consecutive nights and that they would be renting to transients only. They agreed that the final building will substantially match the renderings submitted. There was a discussion about the potential of the applicant obtaining a liquor license and they would return to the board to obtain parking approval. He believes the number of beds may trigger the ability to get a liquor license versus number of rooms. He agreed the ordinance verbiage could be strengthened.

PUBLIC PORTION

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

RESOLUTIONS

CAMPBELL, JOHN WILLIAM, JR.– BLOCK 14 LOTS 3 & 4 – SD 02-2024

A motion was made to approve the resolution by Mr. Harney, seconded by Mr. Riordan.

In favor: Harney, Newman, Riordan, Whelan

Abstain: DeMarzo,

CONSISTENCY REVIEW OF TOWNSHIP ORDINANCE NO. 010-2024 PERFORMANCE GUARANTEE AND MSO
A motion was made to approve the resolution by Mayor Newman, seconded by Mr. Riordan.
In favor: DeMarzo, Harney, Newman, Riordan, Whelan

BILLS

A motion was made by Mr. Harney, seconded by Mr. Riordan to pay the bills as presented.
In favor: DeMarzo, Harney, Newman, Riordan, Whelan

ADJOURNMENT

A motion was made by Mr. Harney and seconded by Mr. Riordan to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 7:20 p.m.

Submitted by,

Liz Oaks