

**UPPER TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
NOVEMBER 21, 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 7:04 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	Present

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

Also, in attendance were Jeffrey Barnes, Board Solicitor, Robert Smith, Board Engineer, Stefanie Thonsen, Assistant Engineer and Joanne Herron, Substitute Board Secretary.

**APPROVAL OF THE OCTOBER 10, 2024 MEETING MINUTES**

A motion to approve the minutes was made by:  
Seconded by:  
In favor: Harney, Kingston, Meloy, Riordan, Whelan  
Abstain: DeMarzo, McGuire, Newman

Mr. Harney  
Mr. Riordan

**NEW BUSINESS**

Amendment to the Beesley’s Point Redevelopment Plan  
Consistency Review of Ordinance # 014-2024

James Maley, redevelopment counsel for the township, presented the proposed changes to the Redevelopment Plan. He explained the role the board has, is to determine if it is consistent with the master plan. He had a discussion with the township planner, prior to the meeting, regarding a change from the original that has a height requirement of 60’ for hotels. They now propose a minimum height requirement of 60’ for all structures. During this conversation the planner told Mr. Maley that there would be no problem with that.

Applicants must have an agreement with the committee prior to submitting an application to the board. This gives the committee the ability to confirm if a project is beneficial to the township.

They need to determine if this change is consistent with the master plan. The board had already determined the entirety of the plan is consistent with the master plan. This change in the height does not change the purpose, the intent or the use of the overall redevelopment plan, therefore he believes it is consistent with the master plan.

Mr. Kingston expressed concern about parking with a hotel of six stories and will boat slips be counted as parking spaces?

Mr. Maley explained that all applicants would still need to come before the board for review. The same with all other development requirements. He is not familiar with the specific codes. When doing a redevelopment project, they are not bound by zoning. They are given more flexibility and more control. You cannot apply the site plan until you have a redevelopment agreement with the township. As we get closer to an actual project, there will be more involvement with the board, the fire department, police department, etc. There are many components to work with such as sewer, water, and stormwater management.

Mr. Harney questioned if the 60' height regulation was for the entire area.

Mr. Maley – This is specific to the waterfront area.

Mayor Newman – They are asking for this for a better review from CAFRA. Trying to keep ahead of the regulations.

Mr. Harney – Is aware of the flood requirements due to FEMA.

Mayor Newman – This is similar.

Mr. Whelan – While the local zoning is not a concern, do State regulations still apply?

Mr. Maley – Yes, the State regulations apply.

Mr. McGuire – Why is there a change from hotel to building and why 60'?

Mr. Maley – He can't answer the reasons why other than the CAFRA review. The change from hotels to buildings is due to some conceptual plans. They still must go through a CAFRA review but the standards that are applied by CAFRA are different.

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

A motion to approve the amendment to Ord # 014-2024 was made by: Mr. Harney  
Seconded by: Mr. McGuire  
In favor: DeMarzo, Harney, Kingston, McGuire, Meloy, Newman, Riordan, Whelan

## **RESOLUTIONS**

STEEL-MEN, LLC – BLOCK 600 LOT 33 – PB 02-2024

A motion to approve the resolution was made by: Mayor Newman  
Seconded by: Mr. Harney  
In favor: Harney, Kingston, Meloy, Riordan, Whelan  
Abstain: DeMarzo, McGuire, Newman

Resolution to approve the Amendment to the Beesley's Point Redevelopment Plan

Consistency Review of Ordinance # 014-2024

A motion to approve the resolution was made by: Mr. Harney  
Seconded by: Mr. McGuire

In favor: DeMarzo, Harney, Kingston, McGuire, Meloy, Newman, Riordan, Whelan

**PUBLIC PORTION**

Hearing no one and seeing no one the public portion was closed and the meeting returned to the board.

**BILLS**

A motion to approve the bills was made by:

Mr. Harney

Seconded by:

Mr. Riordan

In favor: DeMarzo, Harney, Kingston, McGuire, Meloy, Newman, Riordan, Whelan

**ADJOURNMENT**

A motion was made by Mr. Riordan and seconded by Mr. McGuire to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 7:25 p.m.

Submitted by,

Liz Oaks