

**UPPER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
MAY 8, 2025**

The regular 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
Mayor Curtis Class I	Present
Matthew Davidson, Class IV	Absent
Brooke Fisher, Alt	Absent
Joseph Harney, Class IV	Present
Rich Kaczmariski, Class II	Absent
Ted Kingston, Class IV Vice Chair	Present

Member	Attendance
Chris McGuire, Class IV	Absent
Colby Meloy Alt	Present
Samuel Palombo, Class III	Present
Gary Riordan, Class IV	Present
Sean Whelan, Chair	Present

Also, in attendance were Jeffrey Barnes, Board Solicitor Liz Oaks, Board Secretary and Paul Kates, Board Engineer.

APPROVAL OF THE APRIL 10, 2025 MEETING MINUTES

A motion to approve the minutes was made by:

Mr. Harney

Seconded by:

Mr. Riordan

In favor: Harney, Kingston, Palombo, Riordan, Whelan

Abstain: Meloy, Corson

NEW BUSINESS

Lewis, Robert and Lorraine

Block 866 Lot 7 – SD 01-2025

Applicant is seeking a minor subdivision for a lot line re-alignment at 5 North Bayview Drive, Strathmere, New Jersey.

Attorney:

James Swift

Surveyor:

Paul Koelling & Associates, LLC

Dated 3/13/25

Variance- ENC:

Rear yard setback, 24.4 feet where 30 feet is required.

Exhibits:

A-1, exterior photos of subject property (five)

Mr. Swift presented a minor subdivision application on behalf of Bob and Lorraine Lewis. The Lewis's own two adjacent lots. An outdoor shower installed on Lot 7 encroached into the setback, as discovered during final inspection. Following an inspector's recommendation, the applicants shifted property lines, transferring a strip of land from Lot 8.01 to Lot 7. The result eliminated six zoning nonconformities with no new variances or construction. He presented exhibit A-1 showing the original house and the improved house.

Paul Koelling testified that he prepared the plans considering the Municipal Land Use Act and local ordinances. Approximately 10 feet were transferred from lot 8.01 to lot 7. This adjustment reduced six existing nonconformities.

Mr. Kates – The application is complete and compliant. No variances are required. Two existing nonconformities (side and rear yards) remain unchanged. Applicant confirmed no easements or deed restrictions. Must comply with all relevant agencies and NJSA 46:26B-2, map filing law.

The meeting was open to the public.

Nathalie Neiss, 759 Route 50, was sworn. Ms. Neiss sought clarification on the number of lots and lot numbers.

Hearing no one else and seeing no one else the meeting returned to the board.

Mr. Barnes – This is a motion to approve realigning the property line between two adjoining lots. No new lots are being created. The reconfiguration will result in adjusted lot areas of 4,034 sq. ft. and 9,713 sq. ft.

A motion to approve the application was made by: Mr. Harney
Seconded by: Mr. Riordan
In favor: Harney, Kingston, Meloy, Palombo, Riordan, Corson, Whelan

DISCUSSION – CORRESPONDENCE

Beasley’s Point Development – ACT Engineers Notification

A letter from ACT Engineers indicated that a conceptual plan has been submitted to the Tax Committee. No formal application has been submitted to the Planning or Zoning Board at this time.

Public concerns and discussion:

- Number of children possibly added to schools is undetermined.
- Mixed-use development may include age-restricted units, condos, resort properties, and affordable housing.
- Multiple builders likely involved.
- Coastal permits (CAPRA) are complicated and require public water access.

Environmental Notice – 1 West Willard Ave.

Notification of a coastal general permit for routine beach maintenance (e.g., raking). Nesting endangered species must be protected.

NJDEP Application – 439 Route 49, Block 12, Lot 15

Proposal for minor road crossing and wetlands transition area. Existing road and culvert already in place.

Public Portion:

Natalie Neiss, previously sworn, raised concern about rumors of Beasley’s Point returning to nuclear or energy production.

- Board confirmed the site is under a redevelopment plan. Formerly owned by Atlantic Electric and later Beasley’s Point Development.
- \$16M has been spent for residential conversion; the likelihood of future industrial energy use is very low.
- Remaining utility-owned acreage is separate and contains a transfer station.
- Concerns about building height: Past discussions included a minimum of 60 feet and maximum of 100 feet, though exact current zoning heights were not recalled.

PUBLIC PORTION

The meeting was open to the public.

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

RESOLUTIONS

Flowers/Bock – Block 825 Lots 6 & 6.01 – SD 05-2024

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

Seconded by: Mr. Meloy

In favor: Harney, Kingston, Meloy, Palombo, Riordan, Corson, Whelan

Delaney, Morgan – Recommendation to the Township Committee

A motion to approve the resolution was made by: Mr. Riordan

Seconded by: Mr. Harney

In favor: Harney, Kingston, Meloy, Palombo, Riordan, Whelan

Opposed: Corson

Zoning Recommendation to the Township Committee

A motion to approve the resolution was made by: Mayor Corson

Seconded by: Mr. Riordan

In favor: Harney, Meloy, Palombo, Riordan, Corson, Whelan

Oppose: Kingston

BILLS

A motion to approve the bills was made by Mr. Harney and seconded by Mr. Kingston, with all board members present voting in the affirmative.

ADJOURNMENT

A motion was made by Mayor Corson and seconded by Mr. Meloy to adjourn the meeting, with all Board members present voting in the affirmative. The meeting was adjourned at 7:50 p.m.

Submitted by,
Liz Oaks