

UPPER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
NOVEMBER 6, 2025

The regular meeting of the Upper Township Planning Board was held at Township Hall, 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 Corson, Class I	Present
Matthew Davidson, Class IV	Absent
Brooke Fisher, Alt	Absent
Joseph Harney, Class IV	Present
Rich Kaczmariski, Class II	Present
Ted Kingston, Class IV, Vice Chair	Present

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

Also in attendance were Jeff Barnes, Board Solicitor; Liz Oaks, Board Secretary; and Joseph Iudica, Substitute Board Engineer.

APPROVAL OF THE OCTOBER 16, 2025 MEETING MINUTES

A motion to approve the minutes was made by:

Mr. Harney

Seconded by:

Mr. Kaczmariski

In favor: Harney, Kaczmariski, Riordan, Corson, Kingston

Consistency Review of Resolution No. 008-2025

Review of ordinance No. 008-2025, amending chapters 19 and 20 of the Upper Township Municipal Code to abolish the Upper Township Zoning Board of Adjustment and to grant the Upper Township Planning Board the powers formerly held by the Upper Township Zoning Board of Adjustment pursuant to the New Jersey Municipal Land Use Law.

Mayor Corson stated the following points:

- The last six months are evidence of why the boards need to be consolidated.
 - There has only been one application in the last six months.
 - The zoning board has a few more.
- Anticipated cost savings from consolidating the boards.
 - Estimated savings of about \$20,000.
 - Savings from opening up the building, doing two sets of minutes, two sets of meetings, and legal bills.
- The consolidation is for consistency to see if it meets the master plan.
- The consolidation will require additional work from the board.

Mr. Kingston questioned the number of members and the availability of application packets.

Mayor Corson stated that in the past Public Works delivered them because it was more cost effective than mailing. He believes this is something that can be worked out.

Mr. Barnes explained that there can be nine members with four alternates. The additional people are because the Mayor, Class I, the Class II and the Class III are not permitted to sit on D Variances.

A motion to recommend adoption of Resolution No. 008-2025 to the Township Committee

was made by:

Mr. Kingston

Seconded by:

Mr. Kaczmariski

In favor: Harney, Kaczmariski, Riordan, Corson, Kingston

PUBLIC PORTION

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

RESOLUTIONS

None

BILLS

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

ADJOURNMENT

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

Submitted by,
Elizabeth Oaks