

**PLANNING BOARD MEETING AGENDA
JULY 2, 2026**

The regular meeting of the Upper Township Planning Board will be held at the Township Hall, 2100 Tuckahoe Road in Petersburg, New Jersey. The meeting will begin at 6:00 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF THE JUNE 4, 2026, MEETING MINUTES

NEW BUSINESS

Arroyo, Timothy & Susanna - Block 14 Lot 1- BA 07-2026

The applicants are seeking variance relief to construct an 8-foot fence where a maximum height of 4-feet is permitted at 346 Marshallville Road, Marshallville, New Jersey.

PUBLIC HEARING

Preliminary Investigation - Town Center Redevelopment Area – PB SP 06-2026

Public hearing on the preliminary investigation as to whether Block 599, Lots 37, 51, 52, 56, and 59-63 qualify as a Non-Condemnation Redevelopment Area under the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

PRESENTATION

Review of Draft Master Plan Elements

Review and discussion of the draft Land Use Element and draft Conservation Element of the Upper Township Master Plan, as prepared in connection with the Township's ongoing master plan update and climate resilience planning efforts.

PUBLIC PORTION

RESOLUTIONS

- 650 Stagecoach Road, LLC - Block 650 Lot 44 – PB 05-2026
- Bayberry Cove - Block 599 Lot 16 – BA 08-2026
- Recommending Designation of Block 599, Lots 37, 51, 52, 56, & 59-63 as a Non-Condemnation Redevelopment Area – PB SP 06-2026

BILLS

Review and approval of the bills for the month.

ADJOURNMENT