

UPPER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
JULY 2, 2026

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 6:00 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Member	Attendance
Paul Casaccio, Class IV	Present
Mayor Curtis Corson, Class I	Present
Brooke Fisher, Alt 3	Absent
Joseph Harney, Class IV	Present
Rich Kaczmariski, Class II	Present
Ted Kingston, Class IV	Absent
Richard Mashura, Alt 1	Absent

Member	Attendance
Chris McGuire, Class IV	Absent
Chris Phifer, Class IV	Absent
Samuel Palombo, Class III	Present
Andrew Shawl, Alt 4	Present
Travis Tomlin, Alt 2	Absent
Matt Unsworth, Class IV	Absent

Also in attendance were Jeffrey P. Barnes, Esq., Board Solicitor, Greg Schneider, Board Engineer and Elizabeth Oaks, Board Secretary.

Greg Schneider and Elizabeth Oaks were sworn in.

APPROVAL OF THE JUNE 4, 2026 PLANNING BOARD MEETING MINUTES

A motion to approve the minutes was made by:

Mr. Harney

Seconded by:

Mr. Kaczmariski

In favor: Harney, Kaczmariski, Shawl, Casaccio

Opposed : None

Abstain: Palombo, Corson

NEW BUSINESS

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

The applicants are seeking variance relief to construct an 8' fence where only 4' is permitted at 346 Marshallville Road, Marshallville, New Jersey.

Tim Arroyo, 346 Marshallville Road, was sworn in.

Mr. Arroyo testified that the proposed fence would be installed along the Route 49 side of the property to provide safety and privacy for his children. He explained that Route 49 is elevated slightly above the yard, traffic frequently backs up at the signalized intersection, and the rear yard is highly visible from the roadway.

The proposed fence will be an 8-foot cedar plank fence designed to complement the historic character of the Thomas Marshall House. Small gaps will be provided for expansion and airflow. The fence will not extend beyond the front of the dwelling.

Mr. Arroyo confirmed that the fence has already been installed without zoning approval and that the application was filed to obtain the required variance. The Board discussed the driveway and detached garage. The approval will permit an optional sliding gate, up to 12 feet wide, across the driveway in front of the garage without requiring the applicant to return to the Board.

Mr. Schneider stated that the signalized intersection eliminated sight-triangle concerns. The Board also discussed the property's three front yards and the requested height along Route 49.

The meeting was opened to the public for persons within 200 feet and then for persons outside 200 feet. Hearing no one and seeing no one, the public portions were closed. The meeting returned to the Board for Findings of Fact.

Mr. Shawl – The applicants, Timothy and Susanna Arroyo, come before the Board regarding their property at 346 Marshallville Road, located in the Marshallville section of the Township and is known as Block 14 Lot 1 on the tax map. The property is a corner lot containing a historic dwelling and that the Route 49 frontage functions as the rear yard of the residence. He found that the fence would improve safety and privacy without creating a substantial detriment.

A motion to approve the application for the 8-foot fence, including the option for a sliding gate up to 12 feet wide across the driveway, was made by: Mr. Shawl

Seconded by:

Mr. Palombo

In favor: Palombo, Shawl, Corson, Casaccio

Opposed : Harney, Kaczmariski

Abstain: None

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.

James Maley, Esq., redevelopment counsel for the Township, and Tiffany Morrissey, P.P., Township Planner, were sworn in.

Mr. Maley explained that Township Committee directed the Planning Board to conduct a preliminary investigation to determine whether the identified properties qualify as an area in need of redevelopment under the Local Redevelopment and Housing Law. He emphasized that the proposed designation is non-condemnation and would not authorize the use of eminent domain.

Ms. Morrissey reviewed the study area. The principal property is the former Verizon facility at 11 Route 9 South, Block 599, Lot 51. The approximately 14-acre property contains a vacant building constructed in the early 1970s. She described deterioration, water intrusion, vandalism, obsolete infrastructure and environmental conditions identified during the investigation.

Ms. Morrissey testified that Lot 51 satisfies redevelopment criteria relating to discontinued use, deteriorated or obsolete conditions, and consistency with smart-growth planning. The remaining properties were included primarily to provide flexibility for access and circulation, including potential connections to Roosevelt Boulevard, Route 9 and the existing signalized intersection.

The Board asked why additional nearby residential and commercial lots were not included.

Ms. Morrissey stated that the investigation was limited to the area referred by Township Committee. Other areas could be studied later or addressed through zoning or a rehabilitation designation.

The Board confirmed that a future redevelopment plan could modify the underlying zoning but should remain generally consistent with the intent of the Marmora Town Center District. Any redevelopment plan would return to the Planning Board for review and a master plan consistency recommendation.

The public hearing was open to the public.

Jennifer Derrickson, 116 Roosevelt Boulevard, questioned the Township's vision and the potential effect on properties along Roosevelt Boulevard. The professionals explained that no specific site plan or access alignment had been selected. The designation would only permit preparation of a redevelopment plan.

Claude Edling, 57 Tyler Road, provided the Board with the history of his family's ownership of the motel property and expressed concern regarding the long-standing family property.

There was general concern that additional development could increase traffic and make left turns across Roosevelt Boulevard more difficult. The Board discussed possible right-in/right-out access, use of the signalized intersection and other circulation options, noting that detailed access design would occur during a later phase.

Hearing and seeing no one else wishing to be heard, the public hearing was closed.

A motion to recommend that Township Committee designate Block 599, Lots 37, 51, 52, 56 and 59-63 as a Non-Condemnation Redevelopment Area was made by:

Mr. Kaczmariski

Seconded by:

Mr. Harney

In favor: Harney, Kaczmariski, Palombo, Shawl, Corson, Casaccio

Opposed: None

Abstain: None

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.

Nicholas A. Dickerson, P.P., A.I.C.P., C.F.M., of Colliers Engineering & Design, presented a high-level review of the draft Land Use Element, draft Conservation Element and updated Natural Resources Inventory. He stated that the documents were prepared through the NJDEP Resilient New Jersey program and were presented for Board comments only; no adoption was requested.

Mr. Dickerson explained that the Land Use Element updates the Township's 1994 plan, incorporates current demographic and land-use information, recognizes environmental and infrastructure constraints, addresses climate-related hazard vulnerability and directs future growth toward established centers and areas capable of supporting development. The Conservation Element establishes goals and strategies for the protection of physical, water, biological, energy, historic and cultural resources. Recommendations were developed, where possible, to support the Township's participation in FEMA's Community Rating System and potential flood-insurance benefits.

The Natural Resources Inventory updates the Township's approximately 20-year-old inventory with current information concerning geology, soils, water resources, flood hazards, climate, wildfire, threatened and endangered species, open space and cultural resources.

Mr. Dickerson stated that comments from NJDEP, Township staff and professionals had been incorporated. Following final revisions, the documents would be returned to the Township and NJDEP. The Planning Board could later schedule formal hearings for adoption of the master plan elements.

Board members confirmed that the consultant had coordinated with the Township Planner and noted the inclusion of the Township Green Team's Sustainable Jersey bronze certification. No additional comments were offered.

PUBLIC PORTION

Frank Bowker, 390 Woodbine Road, was sworn in. Mr. Bowker addressed the Board regarding the unsafe structure proceedings involving his residence, the condition of the roof, his efforts to make repairs and his concern that the

Township might proceed with demolition. He also discussed prior involvement with child protective services and assistance he believed might be available for roof repairs.

The Board advised Mr. Bowker that the Planning Board does not have jurisdiction over an unsafe structure determination or demolition appeal. He was directed to contact the Cape May County Construction Board of Appeals and was advised that he could also address Township Committee at its July 13, 2026 meeting at 5:00 p.m. The Board further explained that any municipal demolition would require additional administrative steps, including obtaining proposals and awarding a contract.

RESOLUTIONS

650 Stagecoach Road, LLC / Block 650 Lot 44 – PB 05-2026

A motion to approve the resolution was made by:

Mr. Shawl

Seconded by:

Mr. Harney

In favor: Harney, Kaczmariski, Shawl, Casaccio

Opposed: None

Abstain: Palombo, Corson

Bayberry Cove / Block 599 Lot 16 – BA 08-2026

A motion to approve the resolution was made by:

Mr. Shawl

Seconded by:

Mr. Harney

In favor: Harney, Kaczmariski, Shawl,

Opposed: None

Abstain: Palombo, Corson, Casaccio

Recommending Designation of Block 599, Lots 37, 51, 52, 56, & 59-63 as a Non-Condemnation Redevelopment Area – PB SP 06-2026

A motion to approve the resolution was made by:

Mr. Shawl

Seconded by:

Mr. Harney

In favor: Harney, Kaczmariski, Palombo, Shawl, Corson, Casaccio

Opposed: None

Abstain: None

BILLS

A motion to approve the bills was made by:

Mr. Harney

Seconded by:

Mr. Shawl

All members present voted in the affirmative, Mr. Casaccio abstained from voting on the Kates, Schneider & Associates invoices.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m. by a motion made by:

Mr. Shawl

Seconded by:

Mr. Harney

All members present voted in the affirmative.

Submitted by:

Elizabeth Oaks, Board Secretary