

**UPPER TOWNSHIP PLANNING BOARD
ANNUAL REORGANIZATION MEETING MINUTES
JANUARY 19, 2006**

The annual reorganization meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

CALL TO ORDER

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Daniel Bready, Robert Caldwell, James Kelly, Curtis Corson, Gary Riordan, Bruce Thompson, Mayor Palombo, Renee Scrocca.

Absent: William Brown, David Mason, Sr., James Schroder.

Also in attendance were Dean Marcolongo, Board Solicitor; Paul Dietrich, Board Engineer; Shelley Lea, Board Secretary.

REORGANIZATION

A motion was made by Mr. Corson and seconded by Mr. Kelly, to nominate Renee Scrocca as Chairperson. The nominations were closed.

RENEE SCROCCA ELECTED CHAIRPERSON FOR 2006

A motion was made by Mr. Corson and seconded by Mr. Kelly, to nominate Robert Caldwell as Vice Chairman. The nominations were closed.

ROBERT CALDWELL ELECTED VICE CHAIRMAN FOR 2006

A motion was made by Mayor Palombo and seconded by Mr. Caldwell, to hire Dean Marcolongo as Board Solicitor. The nominations were closed.

DEAN MARCOLONGO ELECTED BOARD SOLICITOR FOR 2006

A motion was made by Mr. Riordan and seconded by Mr. Bready, to nominate Paul Dietrich as Board Engineer. The nominations were closed.

PAUL DIETRICH ELECTED BOARD ENGINEER FOR 2006

A motion was made by Mr. Kelly and seconded by Mr. Bready to nominate Shelley Lea as Board Secretary. The nominations were closed.

SHELLEY LEA ELECTED BOARD SECRETARY FOR 2006

APPROVAL OF MEETING DATES 2006

A motion to approve the meeting dates was made by Mr. Bready, seconded by Mr. Kelly, and approved. Meetings are held the 3rd Thursday unless noted.

January 19; February 16; March 16; April 20; May 18; June 22 (4th Thursday); July 20, August 17; September 21; October 19; November 16; December 21.

OFFICIAL NEWSPAPER FOR PUBLICATION OF LEGAL NOTICES

A motion to appoint The Press, The Sunday Press and The Sentinel Ledger as the official newspapers was made by Mr. Kelly, seconded by Mr. Bready, and approved.

APPROVAL OF THE DECEMBER 15, 2005 MEETING MINUTES

A motion to approve the minutes was made by Mr. Bready, seconded by Mr. Riordan, and approved.

SWEARING IN OF BOARD PROFESSIONALS

Chairperson Scrocca swore in Mr. Dietrich.

APPLICATIONS

1. SECOND CAPE MAY BAPTIST CHURCH – BLOCK 548, LOT 9 – PB06-05:

Application is for a one-year extension of preliminary and final site plan approval for the construction of a church and fellowship hall on Route 50 in Greenfield.

Keith Davis, Esquire, represented the applicant. John Peterson, Professional Engineer and Planner and member of the Board of Directors for the Second Cape May Baptist Church were sworn in.

Mr. Davis informed the board that the church is requesting an extension of site plan approval since they have not yet obtained CAFRA approval. An application was submitted to CAFRA in 2005 and they have had several meetings with them. Approval is pending and they expect a response soon. The property has been designated a Town Center.

The meeting was open to the public. Hearing no response the meeting returned to the board for finding of fact.

MR. KELLY – Second Cape May Baptist Church is the owner of Block 548, Lot 9 located on Route 50 in Greenfield. The site plan was approved by Resolution PB14-03 dated December 18, 2003. No changes have been made to the plan. The applicant is

requesting a one-year extension to obtain CAFRA approval. The property has frontage on Route 50 and Tyler Road. Keith Davis is representing the applicants. There are no variances. There was no public comment.

MR. RIORDAN – This is a reasonable extension due to a government delay.

MRS. SCROCCA – The applicant is entitled to an extension under the statute.

A motion to approve the one-year extension was made by Mr. Corson and seconded by Mr. Riordan. Those in favor: Bready, Caldwell, Kelly, Corson, Riordan, Thompson, Palombo, Scrocca.

2. DEAUVILLE INN – BLOCK 850, LOTS 1, 1.01, 3, 3.01, 4 & 5 – PB05-05:

Application is for preliminary and final site plan approval of the outside bar and deck area and variance for the number of parking spaces at 201 Willard Avenue, Strathmere.

Mr. Riordan stepped down during this application.

Arthur T. Ford, III, Esquire, represented the applicants. He informed the board that the applicants are requesting minor changes to the site. These changes include an outside deck, pool house and portable walkway. He indicated that the applicants do not wish to consolidate the lots. They would rather keep them separate. The applicants do agree to return to the board if any of the lots are sold.

John Carpenter, 321 West Quail Drive, Marmora, was sworn in. He is a partner of the Deauville Inn along with his Sister and Mother. He testified the building was there prior to the turn of the century. The lots were purchased separately and are assessed separately by the tax assessor. They purchased the first lot in 1980. The building was in poor condition when they purchased it. The footprint of the building is almost the same as it was then with the exception of an addition to the kitchen. They have enlarged the deck and constructed a walkway through the sand. The outside is used mostly during the day. They have slips available for wave runners and boats. During the summer there is 50% boats and wave runners and 50% vehicle traffic. The service bar was constructed to stop people from entering the building wet and sandy. There are 250 seats including the bar. There are 166 parking spaces existing. The number of spaces includes the valet parking. The property used for valet parking is leased on a year to year basis. The boat slips are rented seasonally and the number of slips rented per year varies.

Robert Bruce, Professional Engineer, was sworn in. He testified that 197 parking spaces are needed during the summer. The number of spaces available meets the parking demand. Food is served at the beach house. There have been no other changes to the site. The applicants provide a recreational facility for the residents and summer residents. The Deauville Inn is a landmark. This is a unique location due to the beach frontage. He believes the facility provides light, air and open space. He feels the application meets the spirit of the ordinance. Some of the patrons utilize the parking

spaces and others use the boat slips. He believes the application can be granted without detriment to the Master Plan or Zoning Ordinance. He believes the water traffic compensates for the fewer parking spaces.

Mr. Dietrich agrees there is boat traffic and walk up traffic. This is a unique site that is not seen on the mainland.

The meeting was open to the public. Hearing no response the meeting returned to the board for finding of fact.

MR. CALDWELL – He feels this is a simple addition to the site. Besides parking spaces for vehicles the applicants provide 62 boat slips and 54 waverunner slips. The township engineer has no problem with the number of parking spaces provided. Arthur T. Ford, III, represented the applicants. John Carpenter and Robert Bruce gave testimony.

MR. KELLY – The Deauville Inn is located at 201 Willard Road. The applicants have requested a variance for the number of parking spaces. There was no public comment.

MR. BREADY – The applicants have agreed to return to the board if any of the lots are sold or any changes are made.

MR. CORSON – The applicants have indicated they do not want to consolidate the lots.

MAYOR PALOMBO – The applicants have purchased the lots separately at different times. The applicants believe the parking is sufficient. They have maintained the character of the old restaurant. He sees no detriment to the community by granting the application.

MRS. SCROCCA – She believes the Deauville Inn is a landmark for the community.

A motion was made by Mr. Corson and seconded by Mr. Palombo, to grant the application with the standard conditions and that the applicant return to the board if they sell any of the lots or change the use. Those in favor: Bready, Caldwell, Kelly, Corson, Thompson, Palombo, Scrocca. Abstain: Riordan.

RESOLUTIONS

1. RESOLUTION AUTHORIZING CONTRACT WITH DEAN R. MARCOLONGO, ATTORNEY AT LAW FOR PROFESSIONAL SERVICES:

A motion to approve the resolution was made by Mr. Corson, seconded by Mr. Palombo, and approved.

2. RESOLUTION RECOMMENDING TOWNSHIP COMMITTEE OBTAIN THE SERVICES OF A QUALIFIED CONSULTING FIRM FOR THE PURPOSE OF PREPARING THE TOWNSHIP'S HOUSING ELEMENT AND FAIR SHARE PLAN – SPECIAL RESOLUTION 01-06:

A motion to approve the resolution was made by Mr. Corson, seconded by Mr. Kelly, and approved.

3. RESOLUTION MAKING RECOMMENDATION TO THE TOWNSHIP OF UPPER REGARDING REVISIONS TO THE DEVELOPMENT OF CERTAIN PROPERTIES IN THE BEESLEYS POINT SECTION OF THE TOWNSHIP DESIGNATED AS AREAS IN OF REDEVELOPMENT AS PREVIOUSLY DETERMINED BY RESOLUTION SP01-05 OF THE PLANNING BOARD ADOPTED SEPTEMBER 29, 2005:

A motion to approve the resolution was made by Mr. Bready, seconded by Mr. Riordan, and approved.

4. RICHNAN GROUP – BLOCK 453, LOTS 259.07 & 259.19 – SD11-05:

A motion to approve the resolution was made by Mr. Caldwell, seconded by Mr. Kelly, and approved.

5. CLAYTON DEVELOPMENT ASSOCIATES, LLC – BLOCK 453.10, LOT 335 – SD10-05:

A motion to approve the resolution was made by Mr. Riordan, seconded by Mr. Kelly, and approved.

6. FRANK & ANNA PALMER – BLOCK 455, LOT 9.01 – SD09-05:

A motion to approve the resolution was made by Mr. Caldwell, seconded by Mr. Kelly, and approved.

BILLS

A motion to approve the bills for payment was made by Mr. Corson, seconded by Mr. Kelly, and approved.

NJPO – CLASSES FOR BOARD MEMBERS

The following board members will be signed up to attend the class on Saturday, March 11, 2006 in Cape May Court House. Bready, Riordan, Thompson, Scrocca, Kelly.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Corson, seconded by Mr. Bready, and approved. The meeting was adjourned at 8:30 p.m.

Submitted by,