

**UPPER TOWNSHIP PLANNING BOARD
ANNUAL REORGANIZATION MEETING MINUTES
JANUARY 18, 2007**

The annual reorganization meeting 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, Gary Riordan, James Schroder, Donald Kissling, Mayor Palombo, Renee Scrocca.

Absent: William Brown, Leroy Shone, Curtis Corson.

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

REORGANIZATION

CHAIRPERSON

A nomination was made by Mayor Palombo and seconded by Mr. Kelly, to appoint Renee Scrocca as Chairperson. The nominations were closed

RENEE SCROCCA ELECTED CHAIR FOR 2007

VICE CHAIRPERSON

A nomination was made by Mr. Caldwell and seconded by Mayor Palombo, to appoint James Kelly as Vice Chairperson. The nominations were closed.

JAMES KELLY VICE CHAIR FOR 2007

BOARD SOLICITOR

A nomination was made by Mayor Palombo and seconded by Mr. Kelly, to elect Dean Marcolongo as Board Solicitor. The nominations were closed.

DEAN MARCOLONGO ELECTED BOARD SOLICITOR FOR 2007

BOARD ENGINEER

A nomination was made by Mr. Kelly and seconded by Mr. Riordan, to appoint Paul Dietrich as Board Engineer. The nominations were closed.

PAUL DIETRICH ELECTED BOARD ENGINEER FOR 2007

BOARD SECRETARY

A nomination was made by Mr. Kelly and seconded by Mr. Caldwell, to appoint Shelley Lea as Board Secretary. The nominations were closed.

SHELLEY LEA ELECTED BOARD SECRETARY FOR 2007

APPOINTMENT OF THE OFFICIAL NEWSPAPER FOR 2007

A motion to name The Press as the official newspaper was made by Mr. Schroder, seconded by Mr. Kelly, and approved.

MEETING DATES FOR 2007

A motion to approve the 3rd Thursday as the meeting date was made by Mr. Riordan, seconded by Mr. Schroder, and approved.

APPROVAL OF THE DECEMBER 21, 2006 MEETING MINUTES

A motion to approve the minutes was made by Mr. Schroder, seconded by Mr. Riordan, and approved. Abstain: Caldwell.

APPLICATIONS

1. WARREN S. GEORGETTI – BLOCK 453, LOT 274.04 – SD17-06

Application is for a two lot minor subdivision at 6 Marissa Court, Seaville.

Russell Balubniak, Professional Land Surveyor, C.T. Male Associates, P.C., from Latham, New York, was present to represent the applicant.

Solicitor Marcolongo informed the board that the applicant must be present or else be represented by an attorney.

A motion was made by Mr. Schroder and seconded by Mr. Kelly, to table the application until the February 15, 2007 meeting.

2. KEITH ZAMMIT, ALLEN ZAMMIT AND KATHRYN ZAMMIT – BLOCK 559, LOTS 15 & 16 – SD18-06

Application is for a minor subdivision to realign the existing lot lines and variances for pre-existing non-conforming lot frontage, width and front and side yard setbacks at 3085 Route US 9 South, Seaville.

Keith Zammit, 3603 Pembroke Avenue, Ocean City, NJ and Stephen C. Martinelli, Professional Land Surveyor, were sworn in.

Mr. Martinelli testified that the purpose of the subdivision is to realign the lot lines to increase the size of lot 16. Lot 16 is currently 31,411 sq. ft. The subdivision will increase the area to 51,105 sq. ft. and make it a conforming lot. Lot 15 will remain a conforming lot. The existing metal garage located on lot 15 will now be on lot 16. The variances are pre-existing conditions.

Mr. Zammit testified that they are proposing to sell lot 15 and keep lot 16. They currently live in Ocean City but plan to move to Upper Township in the future. The house on lot 15 was built in 1832.

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

MR. CALDWELL – The applicant is the owner of the property and has a right to file the application. The variances are pre-existing conditions. The proposed subdivision is not making the lots anymore non-conforming.

MR. KELLY – The properties are located at 3805 and 3807 Route 9 in Seaville. They are located in the Residential zone. The applicant is only requesting to realign the lot lines. There are no new lots being created. The applicant is requesting variances for pre-existing lot frontage, lot width, and front and side yard setbacks. The plans are dated 12/7/06. There was no public comment.

MR. RIORDAN – It is his opinion that the benefits of making lot 16 a conforming lot outweigh any detriments.

MR. KISSLING – The subdivision will not have any negative effect on the neighborhood.

MR. PALOMBO – The existing farmhouse on lot 15 will be preserved. The old houses remaining in the township are an important part of Upper Township history.

MRS. SCROCCA – The applicant is the owner of the lot and has standing to present the application. The subdivision would not impair the intent and purpose of the zoning plan.

A motion was made by Mr. Kissling and seconded by Mr. Riordan, to approve the minor subdivision with the standard conditions. In favor: Caldwell, Kelly, Riordan, Schroder, Kissling, Palombo, Scrocca.

RESOLUTIONS

RECOMMENDATION OF AMENDMENTS TO TOWNSHIP GROWTH BASED AFFORDABLE HOUSING ORDINANCE – NO. 02-07

A motion to adopt the resolution was made by Mr. Schroder, seconded by Mr. Palombo, and approved.

MASTER PLAN REEXAMINATION - SPECIAL RESOLUTION NO. 01-2007

A motion to adopt the resolution was made by Mr. Riordan, seconded by Mr. Palombo, and approved.

KARL AND JANET YUNGHANS – BLOCK 348, LOT 98.01 – SD16-06

A motion to adopt the resolution was made by Mr. Palombo, seconded by Mr. Kelly, and approved. Abstain: Caldwell.

CLARK E. DEGROFF III – BLOCK 560, LOT 1.01 – PB12-06

A motion to adopt the resolution was made by Mr. Riordan, seconded by Mr. Schroder, and approved. Abstain: Caldwell.

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Kelly, seconded by Mr. Schroder, and approved. The meeting was adjourned at 8:00 p.m.

Submitted by,

Shelley Lea