

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
AUGUST 20, 2009

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

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Daniel Bready, Gary Riordan, James Schroder, Janet McCrosson, Susan Ragan, Chair Renee Scrocca.

Absent: William Brown, James Kelly, Curtis Corson, Donald Kissling, Mayor Richard Palombo.

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

APPROVAL OF THE JULY 16, 2009 MEETING MINUTES

A motion to approve the minutes was made by Mrs. Ragan, seconded by Ms. McCrosson, and approved. Abstain: Schroder.

NEW BUSINESS

1. **DISCUSSION CONCERNING AN ORDINANCE AMENDING REVISED GENERAL ORDINANCE CHAPTER XX OF THE CODE OF UPPER TOWNSHIP TO AMEND SECTION 15 DEVELOPMENT FEES TO FACILITATE AFFORDABLE HOUSING**

Mr. Dietrich informed the Board that the Tax Assessor and Construction Official have written letters to Township Committee regarding the Residential Development Fee Ordinance that was adopted earlier this year. The fee is for additions, renovations and rehabilitations or where there is square footage added to a building. The fee is to raise funds for affordable housing in the Township. He reviewed the COAH obligation that has been assigned to the Township.

Ms. McCrosson stated that any addition to the footprint is charged a fee of 1-1/2% on the value that it adds to the property. In trying to make the process fair across the board it should include any increase in volume.

The meeting was open to the public.

Stephen Martinelli, 1923 Tuckahoe Road, Petersburg, was sworn. Mr. Martinelli is opposed to the Residential Development Fee. He has purchased properties in the Township for his daughters and is opposed to the idea of having to pay this fee in order to construct a home. He stated that in the future the Township would be forced to charge a mercantile tax. He feels that it's not fair to charge both the development fee and a mercantile tax. He is opposed to taking from someone and giving to someone else.

A motion recommending Township Committee amend the Development Fee Ordinance and to determine this is substantially consistent with the Master Plan was made by Ms. McCrosson and seconded by Mrs. Ragan. In favor: Bready, Riordan, Schroder, McCrosson, Ragan, Scrocca.

RESOLUTIONS

1. JOHN JAMES GERMANIO – BLOCK 348, LOT 171.01 – SD02-09

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

2. RECOMMENDATION OF AMENDMENTS TO TOWNSHIP DEVELOPMENT FEE ORDINANCE – SP04-09

A motion to adopt the resolution was made by Ms. McCrosson, seconded by Mr. Riordan, and approved. In favor: Bready, Riordan, Schroder, McCrosson, Ragan, Scrocca.

BILLS

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

ADJOURNMENT

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

Submitted by,

Shelley Lea

