

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
APRIL 20, 2006

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.

CALL TO ORDER

OPEN PUBLIC MEETING NOTICE

SALUTE TO THE FLAG

ROLL CALL

Present: Robert Caldwell, James Kelly, David Mason, Curtis Corson, Gary Riordan, James Schroder, Bruce Thompson, Renee Scrocca.

Absent: Daniel Bready, William Brown, Richard Palombo.

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

SWEARING IN OF PAUL DIETRICH – BOARD ENGINEER

APPROVAL OF THE MARCH 2006 MEETING MINUTES

A motion to approve the minutes was made by Mr. Corson, seconded by Mr. Thompson, and approved.

APPLICATIONS

1. EVIO PANICHI – BLOCK 597, LOT 5 – SD03-06

Application is for sketch plat classification of a proposed 3 lot major subdivision at Evio John Court in Marmora.

Amy Houck, Esquire, represented the applicant. This is a 3 lot subdivision with proposed road improvements. The application as proposed meets the ordinance definition of a major subdivision.

Mr. Dietrich stated that the right-of-way would be extended for preliminary. The subdivision meets the technical requirements for a major subdivision.

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

MR. CALDWELL – This is a major subdivision. There are only 3 lots requested, however, the applicant is proposing road improvements.

MR. KELLY – Evio Panichi is the owner of Block 597, Lot 5. The property is located in a Residential zone. The plans dated March 9, 2006 are incorporated as fact. Attorney Amy Hauck represented the applicant. There was no public comment.

MR. RIORDAN – Sea Sounds Avenue will be modified to extend across this tract. The subdivision meets the requirements for a major subdivision.

A motion was made by Mr. Mayor Palombo, seconded by Mr. Kelly, and approved. In favor: Caldwell, Kelly, Mason, Corson, Riordan, Schroder, Thompson, Scrocca.

2. SAM N. CORSON – BLOCK 661, LOT 25 – SD02-06:

Application is for a 2 lot minor subdivision at 8 N. Old Tuckahoe Road, Marmora.

Sam N. Corson, 26 S. Old Tuckahoe Road, Marmora, and Rocksanne Corson, 26 S. Old Tuckahoe Road, Marmora, were sworn in. He submitted Letter of Trusteeship to prove he is the Trustee of the Estate of Amos N Corson. This was marked as Exhibit A-1.

Mr. Corson testified the purpose of the subdivision is to create a 1.764 acre lot so his daughter Rocksanne can build a house.

Mr. Dietrich stated that both lots meet the bulk requirements for the Residential zone. They will be creating one additional lot. The applicant proposes to further subdivide the property at a later time. The subdivision plan was designed so that other lots can be created and have frontage off of Greenbrier Road.

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

MR. KELLY – Sam Corson is the trustee of the Estate of Amos N. Corson in which name the property is owned. The subject property is Block 661, Lot 25, known as 8 N. Old Tuckahoe Road. The applicant is requesting a minor subdivision. Documents show that Sam Corson is the trustee of the estate and has standing to request a minor subdivision. There are no variances required. There was no public comment.

A motion was made by Mr. Kelly and seconded by Mr. Corson, to grant the subdivision. In favor: Caldwell, Kelly, Mason, Corson, Riordan, Schroder, Thompson, Scrocca.

3. ACME MARKETS, INC. – BLOCK 560, LOT 1.02 – PB03-06

Application is for site plan waiver to add two new canopy overhangs in the front of the building at Cedar Square Shopping Center, 2087 Route 9, Seaville.

John Armstrong, Esquire, represented the applicants. He stated that currently there are open structures at both doors that are used for the collection of carts. This is an open area that has no roof. They are proposing two 35 ft. x 5 ft. structures that will provide shelter for carts and patrons. The structures will help keep the carts dry and will give the patrons someplace to wait under that is dry. Paul Freehart, Construction Manager for Acme, was sworn in. He testified they are receiving complaints from customers about the wet carts. There is currently no protection from the weather. He feels this is a disservice to their patrons.

He further testified that the proposed structures would be open sided. They will have a roof. They propose to follow the existing roofline. The structures will have the same roofline and same roof pitch.

Mr. Dietrich stated that the structures meet the requirements for site plan waiver. The structures will not affect drainage, lighting or parking. There will be no effect on impervious coverage. The proposal meets the requirements of the ordinance.

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

MR. RIORDAN – Acme Markets are requesting a site plan waiver to add two canopy overhangs for the collection of carts. The property is located at Block 560, Lot 1.01 in the Cedar Square Shopping Center.