

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
FEBRUARY 15, 2007**

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

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Daniel Bready, William Brown, Robert Caldwell, James Kelly, Curtis Corson, Gary Riordan, James Schroder, Donald Kissling, Renee Scrocca.

Absent: Mayor Palombo.

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

APPROVAL OF THE JANUARY 18, 2007 MEETING MINUTES

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

SWEAR IN BOARD PROFESSIONAL – PAUL DIETRICH

TABLED APPLICATIONS

1. THOMAS TOWER / ACTION SUPPLY, INC. – BLOCK

Julius N. Korschak, Esquire, represented the applicant. He requested to table the application until March 15, 2007. He agreed to waive the time in which the board has to act on the application. No further notice of this application will be given.

NEW BUSINESS

1. WILLIAM & CHERYL EISELE – BLOCK 476, LOTS 7 & 7.01 – SD01-07

Application is for classification of a proposed 7 lot subdivision at 280 Old Tuckahoe Road, Petersburg.

Julius N. Korschak, Esquire, represented the applicants. He testified that the applicants propose to create a new road as part of the subdivision. The applicants are requesting to subdivide the property into 7 residential building lots. There are more than 3 lots proposed. He believes this qualifies as a major subdivision.

Mr. Dietrich agreed that the proposed subdivision meets the standards 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. BROWN – The applicants are requesting the board classify the subdivision as a major subdivision. They are proposing 7 lots. The applicants are William & Cheryl Eisele, owners of Block 476, Lots 7 & 7.01. The subdivision is for the purpose of farmland preservation.

MR. CALDWELL – There are no variances needed.

MR. KELLY – There was no public comment. Julius Korschak represented the applicants.

MR. CORSON – The application meets the criteria for a major subdivision. There are more than 3 lots being proposed. The plans show a new road. The applicants are applying for the subdivision to qualify for farmland preservation.

A motion was made by Mr. Corson and seconded by Mr. Schroder, to classify the proposed subdivision as a major subdivision. In favor: Bready, Brown, Caldwell, Kelly, Corson, Riordan, Schroder, Kissling, Scrocca.

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

Application is for a 2 lot minor subdivision at 6 Marissa Court, Seaville.

Scott Georgetti, 6 Brewster Court, Ocean View, NJ, was sworn in along with Ray Liuzzo, Professional Land Surveyor.

Mr. Liuzzo testified that the applicant is the owner of the property. The subdivision was previously approved, however it was never filed. The applicant is proposing to subdivide approximately 11.84 acres off the rear of the property to sell to the United States Department of the Interior Fish and Wildlife Service. The Fish & Wildlife Service already own the adjacent property. The applicant will retain 7.38 acres. There are waivers requested.

Mr. Dietrich has no problem with the requested waivers since the application is only to transfer additional acreage to land already owned by Fish & Wildlife Service. Proposed lot 1 on the plan should be changed to 274.04. The zoning schedule should also be amended. Lot 2 should be shown as lot 264.01. A final outbound description is needed for lot 264.01. The remaining lot 274.04 meets the zoning requirement.

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

MR. KELLY – Warren S. Georgetti is the owner of the property located at 6 Marissa Court in Seaville. The property is known as Block 453, Lot 274.04. The applicant is requesting a 2 lot minor subdivision. The applicant is subdividing the property to sell 11.84 acres to the Fish & Wildlife Service. There are waivers requested. There was no public comment.

MR. RIORDAN – The map dated 11/21/06 meets the township zoning requirements.

A motion was made by Mr. Bready and seconded by Mr. Brown, to grant the subdivision with the standard conditions. In favor: Bready, Brown, Caldwell, Kelly, Corson, Riordan, Schroder, Kissling, Scrocca.

3. McMAHON AGENCY, INC. – BLOCK 553, LOT 7 – PB02-07

Application is for a variance to allow 2 building mounted sign, a variance for the area of the signs, site plan waiver and waiver of 200 ft. map at 14 Route 50, Seaville.

Mr. Brown did not participate in discussion or voting on this application.

William McMahon, III, 3 Staples Court, Beesleys Point, was sworn in. He is the Vice President and General Manager. Their insurance agency is located in a 4 unit building next to Seaville Tavern. They lease 2 units, however one of them can only be used for storage. There are 2 signs on the building.

A sheet of paper with 2 photographs showing the building and the signs was marked as Exhibit A-1. Variances are needed for both the signs. One sign is 35 sq. ft. and the other is 29 sq. ft. The ordinance allows only one 16 sq. ft. sign per tenant. Exhibit A-2 is a sheet of paper with 2 photos. One of the photos shows the signs as they appear on the building. The other photo shows what the signs would look like if they were conforming.

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

MR. RIORDAN – McMahon Agency, Inc. is requesting variances to allow 2 signs where only 1 is permitted, the size of the signs, site plan waiver and waiver of the 200 ft. map. The property is located at 14 Route 50 in Seaville. The property is also known as Block 553, Lot 7. Arthur T. Ford, III, Esquire and William J. McMahon, III, Vice President and General Manager are representing the applicants. He believes that the request is reasonable. The signs conform to other signs in the area.

MR. SCHRODER – He believes the sizes of the signs are appropriate. The signs should be larger so they can be seen from the road. The signs are attractive.

MR. BREADY – He is happy to see the units rented. The signs enhance the structure.

MR. CALDWELL – He has no objection to the signs. If the signs were smaller they would be impossible to read.

MR. KELLY – There was no public comment.

MR. KISSLING – The signs are attached to the building. The signs are pre-existing.

MRS. SCROCCA – The board regularly grants variances to businesses in the township so they are able to have larger signs. The signs enhance the visibility and make them easier to read. The larger signs promote general safety. The benefits of granting the variances outweigh any detriments.

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

RESOLUTIONS

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

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

2. RECOMMENDATION OF AMENDMENTS TO TOWNSHIP LAND SUBDIVISION AND SITE PLAN, AND ZONING ORDINANCE RESOLUTION

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

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Kelly, seconded by Mr. Brown, and approved. The meeting was adjourned at 8:10 p.m.

Submitted by,

Shelley Lea