

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
SEPTEMBER 26, 2007

The regular meeting of the Upper Township Planning Board was held at Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 6:00 p.m.

CALL OT ORDER

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Daniel Bready, James Kelly, Duane Terwilliger, Curtis Corson, Garty Riordan, James Schroder, Renee Scrocca.

Absent: William Brown, Robert Caldwell, Donald Kissling, Mayor Palombo.

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

APPROVAL OF THE AUGUST 30, 2007 MEETING MINUTES

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

RESOLUTIONS

1. RICHNAN GROUP – BLOCK 453, LOTS 259.07 & 259.19 – SD13-07

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

2. DR. RITA SCHIAVO MEMORIAL LIBRARY AND MUSEUM, INC. – BLOCK 823, LOT 4 – PB08-07

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

NEW BUSINESS

1. TUCKAHOE SAND & GRAVEL – BLOCK 247, LOTS 4, 9 & 10; BLOCK 248, LOTS 1 THROUGH 8; BLOCK 249, LOT 1; BLOCK 453, LOT 2 – PB10-07

Application is for preliminary and final site plan approval to renew their mining license at Route 610 and Sharp Road, Tuckahoe.

Arthur T. Ford, III, Esquire, represented the applicant. He stated that the applicants are requesting site plan required as part of their mining license renewal. They have received their Certificate of Filing from the New Jersey Pinelands Commission. A bond in the amount of \$97,000.00 is on file with the township. Tuckahoe Sand and Gravel was established in 1949. The property consists of 1,400 acres. The mining pit has a life expectancy of approximately 40 years.

Mr. Dietrich stated that the mining operation is in compliance with the ordinance except that they need to re-vegetate the area referred to as area E on the site plan. He feels that this should be done within the next 18 months. He also recommended that the applicant notify him when they begin clearing. .

Ron Carusi, Aggregate Manager and Robert Bruce, Professional Engineer; were sworn in.

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

MR. KELLY – Tuckahoe Sand and Gravel is located at Sharp Road and Route 610 in Tuckahoe. The applicant is required to obtain site plan approval every 5 years in order to renew their mining license. The plans are dated 5/24/07. Arthur T. Ford, III, Esquire, represented the applicants. There was no public comment. Paul Dietrich has inspected the site and found that re-vegetation is needed in the completed mining area E.

A motion was made by Mr. Kelly and seconded by Mr. Riordan, to grant the site plan approval with the standard conditions along with the conditions that vegetation is planted in the mining area E and that the applicant contact the board engineer when they begin clearing. Those in favor: Bready, Kelly, Corson, Riordan, Schroder, Scrocca.

2. STARDUST DEVELOPMENT, LLC – BLOCK 653.02, LOT 11 – PB09-07

Application is for site plan approval to allow outside storage and a variance for additional signage at Cape Atlantic Storage, 2 West Roosevelt Boulevard, Marmora.

Curtis Corson and James Schroder stepped down during discussion and voting on this application.

Michael Fusco, Esquire, represented the applicants. Christopher Goodwin, employee, was sworn in.

Mr. Fusco stated that 36 parking spaces have been designated for outside storage in the rear of the buildings. There are currently 2 banner signs attached to the fence. He

submitted 2 photographs that were marked as Exhibit A-1 and Exhibit A-2 showing the banners and their location on the fence. One of the banners is 30 sq. ft. and the other is 24 sq. ft. The banners have been in place since they opened in September 2001.

Mr. Fusco stated that the variance is de minimus in comparison to the road frontage. The banners are secured to the fence and the fence sits back off the road. They would be willing to limit the size of the freestanding sign in order to allow for the banner signs. They would also agree to reduce the number of banner signs to 2 rather than the 3 that were originally proposed. The total area of the signs is approximately 124 sq. ft. This is less than what is permitted for a commercial property with more than 150 ft. of road frontage.

Mr. Kelly expressed concerns about the number of signs that would be on the property. He asked about utilizing signs made out of wood rather than banners.

Mr. Goodwin stated that this is a clean facility and is well maintained. He feels that the banner signs will hold up better and they are more affordable. A wood fence would detract from the property.

Mr. Dietrich stated that he has been contacted by one of the neighbors who have requested planting shrubs against the fence.

Mr. Fusco stated that Michael Morello is willing to meet with Mr. Dietrich to discuss additional landscaping. They do not want to plant anything too tall for security reasons.

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

MR. RIORDAN – The applicants are requesting site plan waiver to allow outside storage at 3 West Roosevelt Boulevard, also known as Block 653.02, Lot 11. Michael Fusco, Esquire, represented the applicants. Christopher Goodwin, employee of the storage facility, gave testimony. The plans are dated 8/16/07. The applicant's attorney indicated that the requested variance is de minimus in comparison to the frontage. The total square footage of the signs is less than what is permitted. The applicant agrees to meet with Mr. Dietrich to discuss additional landscaping.

MR. BREADY – The township will enforce the maintenance to the signs if the property were sold.

A motion was made by Mr. Riordan and seconded by Mr. Bready, to grant the application with the standard conditions along with the conditions that the applicant meet with the board engineer in regards to planting additional landscaping, limiting the total signage to 124 sq. ft., limit the number of banners permitted to one 30 sq. ft. banner and one 24 sq. ft. banner in the location shown. Those in favor: Bready, Kelly, Terwilliger, Riordan, Scrocca.

BILLS

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

DISCUSSION

Solicitor Marcolongo stated that the Strathmere de-annexation matter would be before the board soon. The township feels that the board should hire a professional planner with experience in this field to represent them. Three resumes were handed out. The board members were asked to review the resumes before to the next meeting.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Bready. The meeting was adjourned at 7:05 p.m.

Submitted by,

Shelley Lea