

UPPER TOWNSHIP PLANNING BOARD

MEETING MINUTES APRIL 17, 2008

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, Susan Ragan, Gary Riordan, Donald Kissling, Duane Terwilliger, James Kelly, Mayor Richard Palombo, Chair Renee Scrocca.

Absent: Curtis Corson and James Schroder.

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

PAUL DIETRICH WAS SWORN IN AS BOARD PROFESSIONAL

APPROVAL OF THE MARCH 20, 2008 MEETING MINUTES

A motion was made by Mr. Kelly and seconded by Mr. Riordan, to approve the minutes as submitted. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Kelly, Palombo, Scrocca.

APPROVAL OF THE FEBRUARY 2, 2008 MEETING MINUTES – STRATHMERE DEANNEXATION

A motion was made by Mr. Kelly and seconded by Mr. Kissling, to approve the minutes as submitted. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Kelly, Palombo, Scrocca.

TABLED APPLICATIONS

1. HANSON AGGREGATES BMC INC. – BLOCK 445, LOT 1 – PB04-08

Correspondence has been received from Clint Allen, Esquire, requesting to table the application until May 15, 2008 since the applicants have not received their Certificate of

Filing from the New Jersey Pinelands Commission. He agrees to waive the tolling of time.

APPLICATIONS

1. JONATHAN GROUP, LLC – BLOCK 415, LOT 4 – PB01-08

Applicants are requesting a site plan waiver and variance to allow 2 banner signs on the fence at Guardian Storage, 1420 Route 50, Petersburg.

Richard Mairone, Esquire was present to represent the applicants.

Eugene Arnone, 2500 Sutton Avenue, Northfield, was sworn in. He testified that he is one of the principals of the corporation.

Mr. Mairone stated that the proposed banners are not permanent and can be taken down. The banners are similar to what was approved at other storage facilities in the township. The fence along the front of the property is 175 ft. The fence is located 40 foot off the road. The proposed banners are 10 ft. x 3 ft. The banners would cover only 11 percent of the fence.

Mr. Mairone stated that the banners are used as an advertising tool. The banners are consistent with other approved signage in the township.

Solicitor Marcolongo indicated that the criteria for a site plan waiver is that the development has minimal construction or improvement and will not affect the parking, drainage, lighting, traffic, landscaping or buffering.

Mr. Dietrich believes that the request meets the requirements for a site plan waiver.

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 a site plan waiver and a variance to allow 2 temporary banners on the fence in the front of the property. The property is located at 1420 Route 50 in Petersburg. The applicant is Jonathan Group, owners of Block 415, Lot 4. Richard Mairone represented the applicants.

MR. RIORDAN - He sees nothing negative or detrimental in granting the variance.

There was no public comment. The application meets the criteria for a site plan waiver.

MR. KELLY – The applicants are proposing 2 banners. The signs are 10 ft. x 3 ft. each and total 60 sq. ft.

MRS. SCROCCA – The Board Solicitor has reviewed the criteria for a site plan waiver. It is her opinion that the application meets those criteria since she sees no effect on any of the items mentioned.

UPPER TOWNSHIP PLANNING BOARD

APRIL 17, 2008

PAGE 3 OF 3

A motion was made by Mr. Brown and seconded by Mr. Bready, to grant a site plan waiver and variance to allow 2 - 10 ft. x 3 ft. banner signs on the fence with the standard conditions. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Palombo, Scrocca. Opposed: Kelly.

RESOLUTIONS

1. HANSON AGGREGATES BMC INC – BLOCK 453, LOT 4 – PB02-08

A motion was made by Mr. Riordan and seconded by Mr. Kelly, to adopt the resolution. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Kelly, Palombo, Scrocca.

2. D'ABUNDO AND McCREESH – BLOCK 650, LOTS 1, 27.01 & 27.02 – SD02-08

A motion was made by Mr. Riordan and seconded by Mr. Kelly, to adopt the resolution. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Kelly, Palombo, Scrocca.

3. DAVID LEVARI – BLOCK 445, LOT 1 – PB04-04

A motion was made by Mr. Kelly and seconded by Mr. Riordan, to adopt the resolution. In favor: Bready, Brown, Ragan, Riordan, Kissling, Terwilliger, Kelly, Palombo, Scrocca.

BILLS

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

DISCUSSION: PREVITI VS TOWER

Solicitor Marcolongo informed the Board that Judge Armstrong has affirmed the decision by both the zoning board and the planning board. The Judge thought that both boards did a good job putting findings on the record.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Submitted by,