

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JUNE 17, 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, Donald Kissling, Susan Ragan, Janet McCrosson, Chair Renee Scrocca.

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

APPROVAL OF THE MAY 21, 2009 MEETING MINUTES

A motion was made by Mr. Bready and seconded by Mr. Kissling, to approve the minutes. In favor: Bready, Kissling, Scrocca. Abstain: Riordan, Ragan, McCrosson.

APPLICATIONS

1. LORRICK LLC / SNAP FITNESS – BLOCK 651, LOT 1 – PB04-09

Applicant is requesting a site plan waiver and a variance to allow a 55 sq. ft. building mounted sign where 48 sq. ft. is permitted at the Marmora Shopping Center, 4 W. Roosevelt Boulevard, Marmora.

Arthur T. Ford, III, Esquire, represented the applicant. The applicants are requesting to install a 55 sq. ft. sign on the fascia of a building currently under construction.

Richard Lawson, 316 Haven Avenue, Ocean City, New Jersey, was sworn. He is a principal in the LLC along with his wife. They are under contract to lease 3,000 sq. ft. of the new shopping center, known as units 1 and 2. This is their 2nd fitness center.

Mr. Lawson testified the gyms are equipped with cameras with ID addresses so they can be monitored from anywhere. The gyms are equipped with medical response system where patrons use pendants. On the walls there are buttons for emergencies. When pressed there is immediate medical response. Each member is given an access card to enter the gym. The gym is open 24/7. He submitted 2 photographs that were marked as Exhibits A-1 and A-2. The photos show a property similar to what is proposed.

UPPER TOWNSHIP PLANNING BOARD

JUNE 17, 2009

PAGE 2 OF 2

Mr. Lawson testified the proposed sign would help people recognize the size of the facility. The letters in the sign would be lit internally. The sign will not scroll.

Mr. Dietrich explained that a variance was granted to allow each of the 13 units to have a 24 sq. ft. sign.

Solicitor Marcolongo stated that a site plan waiver is appropriate since the sign would not affect the lighting, buffering or circulation on site.

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

MR. RIORDAN – The applicant is requesting a site plan waiver and a variance to allow a 55 sq. ft. building mounted sign where 48 sq. ft. is permitted. The facility is located in the Marmora Shopping Center, 4 W. Roosevelt Blvd., Marmora, also known as Block 651, Lot 1. Arthur Ford, Esquire, represented the applicant. Richard Lawson, Principal of the LLC gave testimony. Two exhibits were provided. There was no public comment.

MR. KISSLING – Concurs

MS. RAGAN – She believes the larger sign will look better than 2 separate signs.

MS. McCROSSON – She agrees with Mr. Riordan.

MRS. SCROCCA – The pylon in the middle necessitates the variance. She believes the waiver is appropriate since there is no impact on the buffering, lighting or circulation. She believes the positives of the improved aesthetics of the sign would outweigh any detriments and that the variance could be granted without impairing the intent and purpose of the zoning ordinance.

A motion was made by Mr. Kissling and seconded by Mr. Riordan, to grant the application as requested with the standard conditions. In favor: Bready, Riordan, Kissling, Ragan, McCrosson, Scrocca.

BILLS

A motion to approve the bills for payment was made by Mr. Kissling, seconded by Ms. Ragan, and approved.

ADJOURNMENT

Mr. Kissling made a motion to adjourn the meeting. The meeting was adjourned at 7:50 p.m.

Submitted by,

Shelley Lea