

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
MAY 20, 2004

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. The Chair advised of the meetings compliance with the Open Public Meeting Notice. Everyone saluted the flag.

A. ROLL CALL: Roll call was taken with the following members present:

William Brown	Scott Georgetti
Robert Caldwell	James Kelly
	Renee Scrocca

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

B. APPROVAL OF THE APRIL 15, 2004 MEETING MINUTES:

A motion was made by Mr. Brown and seconded by Mr. Caldwell, to approve the minutes. Abstain: Georgetti, Kelly.

C. TABLED APPLICATIONS:

The following application has been tabled until the June 17, 2004 meeting. The applicants have waived the time in which the board has to act on the application.

WAWA, INC. AND KIRK'S PIZZA – BLOCK 651, LOTS 12, 13,14

D. APPLICATIONS:

1. CLAYTON CONSTRUCTION CORP. – BLOCK 453, LOTS 259.07 & 259.17 – SD 06-04:

Application is for a one-year extension of preliminary major subdivision approval at Clayton Drive, Seaville.

Arthur T. Ford, III, Esquire, represented the applicants. The application for preliminary subdivision was approved in April 2000. They were granted a one-year extension in 2003. This will be their second request. The application was filed with CAFRA in 1993. Endangered Species Habitat Studies have been performed. CAFRA has sent the application to the Pineland Commission since the property is located in the Pineland Reserve. The Pinelands has since signed off on the application. The applicants are currently negotiating with CAFRA in regards to obtaining a permit.

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

MR. BROWN – The applicants are requesting a one-year extension of preliminary major subdivision approval. Clayton Construction Corp. is the owner of the property known as Block 453, Lots 259.07& 259.19. They filed an application with CAFRA in September of 1993. The Pinelands Commission signed off last year. Arthur Ford is representing the applicants.

MR. CALDWELL – There was no public comment.

MR. GEORGETTI – The applicants are making a valid attempt to continue with the process.

MRS. SCROCCA – Based on the representation read into the record by Mr. Ford, the applicants are making a diligent effort to obtain the necessary permits.

A motion was made by Mr. Brown and seconded by Mr. Caldwell, to grant the request for a one-year extension. Those in favor: Brown, Caldwell, Georgetti, Kelly, Scrocca.

2. GEORGE WELKER – BLOCK 826, LOT 4 – SD 07-04:

Application is for minor subdivision approval at 700 Bayview Drive, Strathmere.

Arthur T. Ford, III, Esquire, represented the applicant. The board granted the applicant minor subdivision approval on January 16, 2003. The Welker's have owned the house since 1960. The existing dwelling was constructed in 1944. The application was denied by the county since the subdivision did not follow the original block and lot scheme. A copy of a letter dated 11/19/04 from the Cape May County Office of County Council was marked as Exhibit A-1. The application requires no variances.

Mr. Dietrich stated that the lots meet all the bulk requirements for the RR zone.

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

MR. BROWN – This is a reapplication for minor subdivision approval of Block 826, Lot 4. The board originally approved the application on January 16, 2003. The County denied the subdivision for technical reasons. They have revised the subdivision plat to follow the block and lot scheme. The lots meet all the bulk requirements.

MR. CALDWELL – There was no public comment. There are no variances requested.

A motion was made by Mr. Caldwell, and seconded by Mr. Kelly, to grant the minor subdivision with the standard conditions. Those in favor: Brown, Caldwell, Georgetti, Kelly, Scrocca.

E. CORRESPONDENCE:

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A letter from the Division of Codes and Standards, Department of Community Affairs, requests that the board seek comments from the Construction Official when reviewing site plan applications. The plans will be given to Mr. Kenney prior to the meeting to be sure it meets the ADA requirements.

The board was given copies of a proposal from Masar Consulting for professional planning services.

A motion was made by Mr. Kelly and seconded by Mr. Georgetti, to make a recommendation to township committee to accept the proposal with the exception of the \$1.50 per page fee for faxes and to authorize Mrs. Scrocca to sign the proposal. Those in favor: Brown, Caldwell, Georgetti, Kelly, Scrocca.

F. RESOLUTIONS:

1. CAMLOUGH ROAD ASSOCIATES – BLOCK 650, LOT 39 – SD05-04:

A motion to adopt the resolution was made by Mr. Caldwell, seconded by Mr. Brown, and approved. Abstain: Georgetti, Caldwell.

G. BILLS:

A motion to pay the bills was made by Mr. Kelly, seconded by Mr. Georgetti, and approved.

Submitted by,

Shelley Lea
Board Secretary