

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
OCTOBER 16, 2003

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:

Robert Caldwell
Scott Georgetti

James Schroder
Bruce Thompson
Renee Scrocca

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

B. APPLICATIONS:

1. JOHN McCRAY – BLOCK 453, LOT 182.02 – PB 12-03:

Application is for amended site plan approval/site plan waiver and variance to relocate a trash enclosure into the buffer area and locate a garage at 96 Route 50, Seaville.

John McCray, 96 Route 50, Seaville, was sworn in. He is proposing to place a portable garage where the trash enclosure is now located. He would like to place the trash enclosure closer to Route 50. The township trucks and delivery trucks are destroying the cement parking area. They are now taking the trashcans to the road so the trucks do not have to come onto the property.

Mr. Dietrich stated that the applicant proposes to locate the trash enclosure in the landscaped buffer along side of the building. He recommends a 6 ft. high wood trash enclosure be constructed so that the trash cannot be seen from the road. There is nowhere on site to plant vegetation due to the placement of a telephone pole. The application 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 finding of fact.

MR. CALDWELL – John McCray has the right to present the application for revised site plan and variance for the trash enclosure. This is a nice building. The proposal will not affect the parking or drainage on site. He believes the benefits outweigh any detriments.

MR. SCROCCA – The applicant has standing. He has agreed to the one condition. There was no public comment.

A motion was made by Mr. Schroder and seconded by Mr. Thompson, to grant the application with the standard conditions and that the applicant construct a minimum 6 ft. high wood enclosure surrounding the trash. Those in favor: Caldwell, Georgetti, Schroder, Thompson, Scrocca.

2. JOHN & CHARLOTTE MITCHELL AND CEDAR VILLAS, INC. –
BLOCK 453.10, LOTS 14 & 337.01 – SD 14-03:

Application is for final approval of a proposed 15 lot major subdivision off of Laurel Ridge Road, Seaville.

William Spiegel, Esquire, represented the applicant. Noel McCreesh, 503 Pacific Avenue, Marmora, was sworn in.

Mr. Spiegel stated that the preliminary approval was granted on January 16, 2003. The improvements are not complete. The applicant has posted a bond with the township.

Mr. Dietrich informed the board that the bond is approximately \$100,00.00. The applicant is in the process of posting the necessary surety. The road improvements are underway and approximately 80% of the drainage is constructed. The map meets the map filing requirements and the township requirements. A CAD drawing of the plan is needed when the plat is signed.

The meeting was open to the public.

Paul Leiser, 22 Laurel Ridge Road, was sworn in. He asked when the portion of land being deeded to him was going to be transferred. Mr. Dietrich stated that this is shown on the final plat. Mr. Spiegel stated that the deed would be filed at the same time as the plat. He also asked questions in regards to the streetlights.

Hearing no further response the meeting returned to the board for finding of fact.

MR. CALDWELL – There are no variances required. The recreation and fire fund were addressed. There was one person within 200 ft. that asked questions. The applicants have done what they can to make this an acceptable and workable plan.

MR. SCHRODER – The board engineer has stated that the subdivision conforms to the ordinance requirements.

MRS. SCROCCA – The only public comment was from Mr. Leiser who had concerns in regards to a deed of consolidation and the street lights.

A motion was made by Mr. Schroder and seconded by Mr. Georgetti, to grant final major subdivision approval with the standard conditions. Those in favor: Caldwell, Georgetti, Schroder, Thompson, Scrocca.

C. MASTER PLAN REEXAMINATION:

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Mrs. Scrocca announced that this is an idea session. There will be no decisions made at this time. The board is asking for input from the community in regards to creating a recreation zone and the possible rezoning on Route 9 in Palermo. She would also like to address residential uses in the township.

Mr. Dietrich stated that the township committee has requested that the board discuss a potential recreation zone surrounding the Sunset Acres area. The township is looking towards passive, quiet type recreation that is cohabitable with residential. The Pinelands Commission has sent him ordinances for recreation zones in Hammonton and Egg Harbor Township.

The board discussed different types of recreation that could be compatible with the surrounding area.

The meeting was open to the public.

Kittie Negler, 1401 Woodbine Road, Tuckahoe, was sworn in. She feels the township is rezoning property without even knowing what they are going to do with it. She wants the property left F25. She does not believe that equestrian use is a good idea because of the truck traffic. She believes that rezoning the property in Tuckahoe will ruin the heritage, property value and future incomes of the property owners.

Mrs. Scrocca feels that a recreation zone is an appropriate idea. The purpose is to have increased commercial rateables to offset the rising residential taxes and the burden that additional houses would have on the school system. She feels the township should encourage commercial uses. She would rather see commercial uses that fit in with the neighborhood such as golf courses because they create jobs, pay taxes and are open space. She is in favor of including other areas such as Caldwell Park. Other uses could include athletic fields, tennis and basketball courts, swimming pools, biking trails, community centers, driving range, equestrian uses. She would like to see the list of permitted uses and not include limited to since that could cause problems.

Mr. Georgetti believes that short-term incentives such as tax breaks should be offered to attract more commercial businesses to the area.

The board discussed ice skating rinks and other indoor uses. Mr. Dietrich stated that the board should consider creating recreational zones where the golf course was proposed, where the current recreation facilities are located adjacent to Caldwell Park and the property adjacent to County Park North.

Roberta Townsend has lived here for 45 years. She is very upset about the commercial uses in the township. She would like to keep the township like it used to be.

The board discussed the Airport zone located on Route 9. This is the only Airport zone in the township. Mr. Dietrich stated that the airport zone does not meet the FAA

guidelines since it is supposed to be a larger area with height limitations and other standards. The board discussed different options for this particular property. Mrs. Scrocca feels that a zone should be created that requires larger lots than the residential zone.

Mrs. Townsend feels that the Airport zone should remain. She stated that the airport in Ocean City is surrounded by houses.

Kristopher Facenda, Esquire, was present to represent Georgetti Investments, the contract purchaser of Block 567, Lot 55. This is an airport zone surrounded by residential uses. He believes the best use of the property is residential. He believes it makes sense to rezone the property residential so that it is in conformity with the rest of the area. He feels that houses would be safer than an airport.

Mrs. Negler stated that if the board is considering houses in this area then they should also consider more housing in Tuckahoe.

Mr. Dietrich stated that he will have an outline of the bulk requirements and permitted uses for the recreation zone for the next meeting.

A motion was made by Mr. Schroder and seconded by Mr. Caldwell, to ask township committee for funding to hire a professional planner to review zoning in the township. The motion was approved with all in favor.

F. RESOLUTIONS:

1. SEAVILLE PROPERTIES LLC – BLOCK 561, LOT 2 – PB 11-03;

A motion to adopt the above resolution was made by Mr. Schroder, seconded by Mr. Thompson, and approved.

G. BILLS:

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

H. ADJOURNMENT:

A motion to adjourn the meeting was made by Mr. Schroder, seconded by Mr. Georgetti, and approved. The meeting was adjourned at 9:10 p.m.

Submitted by,