

UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
OCTOBER 2, 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:

William Brown	Andrew McCrosson
Robert Caldwell	James Schroder
Scott Georgetti	Bruce Thompson
James Kelly	Richard Palombo
Edward Kenney	Renee Scrocca

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

B. APPROVAL OF THE AUGUST 21, 2003 MEETING MINUTES:

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

C. APPLICATIONS:

1. DAVID LEVARI – BLOCK 565.03, LOTS 78, 79, 80 & 82 – SD 12-03:

Application is for final approval of a proposed 9 lot major subdivision at 1710 Route US 9 South, Seaville.

Jefferson Mott, Esquire, represented the applicant. They are proposing to consolidate the 3 existing lots and a portion of another to create the proposed major subdivision. There are no variances required.

Brian Murphy, PE, was sworn in.

Mr. Dietrich stated that the applicant has begun work on site. They are progressing according to the preliminary plans. He recommends that any conditions in the preliminary approval carry to the final approval. A line note should be added to the plan indicating that the lot line will be removed for the portion of lot 81. The lots meet the bulk requirements for the zone.

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

MR. CALDWELL – David Levari is the owner of the property and has standing. He has no concerns with the proposal. The lots meet the standard requirements. There are no variances required.

MR. KENNEY – He agrees. The major subdivision meets the zoning ordinance requirements for the residential zone.

MR. BROWN – The township engineer has stated that work has begun on the project in accordance with preliminary approval.

MR. KELLY – There was no public comment. The applicant will add a note in regards to lot 81.

A motion was made by Mr. Brown and seconded by Mr. Georgetti, to grant the application with the standard conditions, all conditions of preliminary approval will be carried to final, a note will be added to the plan. Those in favor: Brown, Caldwell, Georgetti, Kelly, Kenney, Schroder, Thompson, Scrocca.

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

Application is for preliminary and final site plan approval and variance for the number of parking spaces to construct a CVS on Route 9, Seaville.

Mr. Palombo stepped down during this application.

Jules Korschak, Esquire, represented the applicant. The applicants propose to construct a CVS where the Seaville Putter Miniature Golf currently exists. The Seaville Volunteer Fire Chief is in favor of 50 cents per square foot to be donated to the Fire Capital Improvement Fund.

Edward Speitel, PE, was sworn in. The driveway that services both the golf and gas station will remain. There is an existing easement agreement for the driveways. A drive-thru pharmacy is proposed on the side of the building. The parking is consistent with other CVS pharmacies in the area. There is no signage proposed along Route 9. Signage is proposed on the building. He believes that the 49 proposed parking spaces is more than adequate for the use and size of the building. He believes that 1 loading zone is more than adequate. He feels that the sign package is appropriate since the property is located on an intersection with two state highways with significant traffic. He does not see any detriment in granting the application since the property is located in a CM zone and is located on two state highways. He sees no detriment to the public good or the zoning plan or ordinance. An application has been submitted to the NJDOT.

Mr. Dietrich stated that a split rail fence is proposed. He recommends a picket or chain link fence that would keep a child out.

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

MR. BROWN- The application is by Seaville Properties LLC. They are being represented by Jules Konschak, Esquire. They are proposing to construct a 14,873 sq. ft. CVS Pharmacy. They are requesting variances for the number of parking spaces, loading zone and the sign size. The engineer recommended a different type fence be installed along the stormwater basin. There was no public comment.

MR. KENNEY – The applicants agree to move the handicap parking spaces if needed to meet the barrier free sub-code.

MR. McCROSSON – The proposed signage has been modified. The applicants engineer has indicated that the 3 requested variances would not be detrimental to the public good or zone plan.

MR. SCHRODER – He is opposed to creating an additional entrance on Route 9. He agrees with the reason for the signage. He feels they should comply with the ordinance requirement for 65 parking spaces.

MRS. SCROCCA – She feels this is the best location for the proposed driveway. The DOT has jurisdiction as to the placement of the driveway. She feels that Mr. Speitel's testimony is creditable in regards to the parking variance. She would rather see landscaping than the paved area since it really is not needed due to the turn over. She believes the benefits outweigh the detriments and there would not be any impairment of the intent and purpose of the zoning ordinance.

A motion was made by Mr. Kelly and seconded by Mr. Brown, to grant preliminary and final site plan approval with the requested variances for the number of parking spaces, the loading zone and the amended signage, the site plan will be revised to show the back drive will be a constant 20 ft. width and the addition of a fence at least 4 ft. that will be in compliance with the pool regulations around the storm water basin, there will be no other signs permitted without obtaining board approval, the handicap parking spaces will be relocated if needed to meet the barrier free sub-code, the applicant will pay 50 cents per sq. ft. to the Fire Capital Improvement Fund, a copy of the access easement will be submitted, an easement will be recorded for inspection and maintenance on the drainage, and the standard conditions. Those in favor: Brown, Caldwell, Georgetti, Kelly, Kenney, McCrosson, Thompson, Scrocca. Opposed: Schroder.

D. RESOLUTIONS:

1. DAVID LEVARI – BLOCK 565.03, LOTS 78, 79, 80 & 82 – SD 09-03:

A motion was made by Mr. Schroder and seconded by Mr. Thompson, to adopt the resolution. Those in favor: Brown, Caldwell, Georgetti, Kelly, Kenney, McCrosson, Schroder, Thompson, Scrocca.

2. TRINITY UNITED METHODIST CHURCH – BLOCK 653.02, LOTS 13 & 19 – PB 08-03:

A motion was made by Mr. Caldwell and seconded by Mr. Thompson, to adopt the resolution. Those in favor: Caldwell, Kelly, Kenney, Schroder, Thompson, Scrocca. Abstain: Brown, Georgetti, McCrosson.

E. BILLS:

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

F. MASTER PLAN REEXAMINATION:

Mr. Dietrich stated that the township committee would like the board consider the creation of a recreation zone and possibly rezoning different areas to encourage different types of development to possibly offset the taxes.

Solicitor Marcolongo informed the board that an application is before the zoning board to convert the property behind Smith Jewelers on Route 9 into 15 buildable lots. This is an Airport zone. He suggested that given the extensive changes that may take place the board might want to consider hiring a planner.

This matter will be included on the agenda for the October 16, 2003 meeting.

G. ADJOURNMENT:

A motion to adjourn the meeting was made by Mr. Kenney, seconded by Mr. Schroder, and approved.

Submitted by,

Shelley Lea  
Board Secretary