

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
SEPTEMBER 16, 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:

Daniel Brady	James Schroder
James Kelly	Bruce Thompson
Andrew McCrosson	Renee Scrocca

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

B. APPROVAL OF THE AUGUST 19, 2004 MEETING MINUTES:

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

C. APPLICATIONS:

1. LINK, PATRICIA – BLOCK 348, LOT 31 – SD 09-04:

Application is for a two lot minor subdivision and a front yard setback variance at 2261 Route 50 in Tuckahoe.

Stephen Martinelli, Professional Land Surveyor, was sworn in. He stated that the subject lot is located in the TV zone. The lot has frontage on Route 50 and School House Lane. A commercial establishment known as An Enchanting Florist and Gift Shop is located on this property. A front yard setback variance is required since the building was constructed very close to the road. This is an older structure and is pre-existing condition. The newly created lot would have frontage on School House Lane. Soil borings have been provided for the new lot.

Mr. Dietrich stated that the lots conform to the zoning requirements except for the pre-existing front yard setback. The plat conforms to the township filing requirements.

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

MR. SCHRODER – The front yard setback variance being requested is a pre-existing condition. The subdivision meets all the other standards in this zone. No other variances are requested.

MR. KELLY – Mr. Martinelli has reviewed the facts with the board. Soil borings have been submitted. No new variances are being requested.

MRS. SCROCCA – The applicant is the owner of the property and has standing to bring the application. There was no public comment.

A motion was made by Mr. Kelly and seconded by Mr. Bready, to grant the minor subdivision and front yard setback variance with the standard conditions. Those in favor: Bready, Kelly, Schroder, Thompson, Scrocca.

2. KARAYIANNIS, MARIANNA & CONSTANTINOS – BLOCK 561,
LOT 6 – PB06-04:

Application is for preliminary and final site plan approval for a 904 sq. ft. addition and a new loading dock at Dino's Seaville Diner located on Route 50 in Seaville.

Richard Milstead, Esquire, represented the applicants. He stated that the applicant is proposing to add a 904 sq. ft. addition to the building a new loading dock with stairs and a handicap ramp. There are no variances required.

Nicholas Karayiannis, 25 Ashcroft Avenue, Seaville, was sworn in. He testified that he is a principal in the diner. The additions are needed for efficiency and safety. They do a tremendous volume of business at times and the addition would help to alleviate cramping.

Mr. Dietrich stated that since the number of seats in the dinner would decrease there is no need to look at septic and parking issues. The improvements will be constructed within the setbacks. The improvements will also be constructed on impervious surface so there will not be any changes to the drainage.

The meeting was open to the public. Hearing no response the meeting returned to the board for findings.

MR. KELLY – The development is Dino's Seaville Diner, Block 561, Lot 6, located on Route 50 in Seaville. The applicants are represented by Richard Milstead, Esquire. The proposed additions consist of a 904 sq. ft. addition to the diner, handicap ramp and new loading dock. There are no variances required. There is no additional seating proposed. There was no public comment.

MR. SCHRODER – He believes this is a good plan since the diner gets very crowded. He feels the diner is a fine establishment.

MRS. SCROCCA – The applicants are the owners of the property and have standing to present the application. The additions will improve safety concerns on site.

A motion was made by Mr. Schroder and seconded by Mr. Bready, to grant the site plan application with the standard conditions. Those in favor: Bready, Kelly, Schroder, Thompson, Scrocca.

D. RESOLUTIONS:

1. THE JOHNATHON GROUP – BLOCK 415, LOTS 2 THROUGH 4 – PB05-04:

A motion to adopt the resolution was made by Mr. Thompson, seconded by Mr. Bready, and approved. Abstain: Kelly.

E. BILLS:

A motion to approve the bills was made by Mr. Schroder, seconded by Mr. Thompson, and approved.

F. CROSS ACCEPTANCE:

Mr. Dietrich reviewed the changes that have been made to the plan. He has forwarded correspondence to the board members, dated September 8, 2004 listing his position on the changes.

A motion was made by Mr. Kelly and seconded by Mr. Schroder, to prepare a resolution to the county outlining the boards concerns. A copy will be forwarded to township committee. Those in favor: Bready, Kelly, McCrosson, Schroder, Thompson, Scrocca.

G. ADJOURNMENT:

A motion to adjourn the meeting was made by Mr. Schroder, seconded by Mr. Bready, and approved. The meeting was adjourned at approximately 8:20 p.m.

Submitted by,

Shelley Lea
Secretary