

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
AUGUST 19, 2004

The regular meeting of the Upper Township Planning Board meeting was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m. The Chairman 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	Daniel Bready
Robert Caldwell	Bruce Thompson
Scott Georgetti	Renee Scrocca
Andrew McCrosson	

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

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

A motion to approve the minutes was made by Mr. Brown and seconded by Mr. Thompson, and approved. Abstain: Caldwell, Georgetti, Bready, Scrocca.

C. APPLICATIONS:

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

Application is for revised site plan approval to provide outside storage of recreation vehicles and boats at 1420 Route 50, Tuckahoe.

Keith Davis, Esquire, represented the applicant. The applicants propose to consolidate two of the storage buildings and add parking spaces to store recreational trailers and boats on site.

Joseph Maffei, PE, was sworn in. They are proposing to add 15 additional parking spaces behind the storage buildings. They are also proposing to remove the 45 ft. drive aisle and consolidate two of the building into one. They are not increasing the impervious coverage. They believe this is an accessory use to the storage facility.

Mr. Dietrich stated that the plan meets all the technical requirements. The board should find whether the parking is an accessory to the storage facility. This type of storage has been permitted in other storage facilities. There have been no complaints from neighbors regarding the site. He feels this is a good commercial business for the area.

Gene Arnone, Northfield, controlling member of The Johnathon Group, was sworn in. He testified that the fencing would be completed after all construction is done.

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

MR. BROWN – The Johnathon Group, is the owner of Block 415, lots 2, 3 & 4, also known as 1420 Route 50 in Tuckahoe. They are requesting approval to store recreational vehicles and boats on the site. They are proposing to consolidate two of the buildings into one and create 15 additional parking spaces. The board engineer has indicated that they have met all technical requirements. The applicant has stated that the proposed outside storage of recreational vehicles and boats is an accessory to the mini storage.

MR. CALDWELL – He agrees this is an accessory use to mini storage. There was no public comment. The fence will go around the entire perimeter when the project is done.

MR. McCROSSON – The applicant is represented by Keith Davis, Esquire and Joseph Maffei, Professional Engineer. This is an amendment to the approved site plan. He agrees that the outside storage of recreational vehicles and storage is an accessory use to the storage facility.

MRS. SCROCCA – She finds the outside storage to be something that is customarily permitted in other storage facilities in the township.

A motion was made by Mr. McCrosson and seconded by Mr. Caldwell, to grant the application as proposed with the standard conditions. Those in favor: Brown, Caldwell, Georgetti, McCrosson, Bready, Thompson, Scrocca.

D. RESOLUTIONS:

1. WAWA, INC. AND KIRK'S PIZZA – BLOCK 651, LOTS 12, 13 & 14 – PB 03-04:

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

2. ENGINEERING DESIGN ASSOCIATES – BLOCK 549, LOT 4.01 – PB 04-04:

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

E. BILLS:

A motion to approve the bills was made by Mr. Brown, seconded by Mr. McCrosson, and approved.

F. MOVIE:

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The board members were required to watch a movie for JIF Insurance.

G. ADJOURNMENT: The meeting was adjourned at 8:05 p.m.

Submitted by,

Shelley Lea
Secretary