

UPPER TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
FEBRUARY 19, 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 board members present:

William Brown	James Schroder
Robert Caldwell	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 JANUARY 15, 2004 MEETING MINUTES:

A motion was made by Mr. Schroder and seconded by Mr. Thompson, to approve the minutes as submitted. Those in favor: Caldwell, Schroder, Thompson, Scrocca. Abstain: Brown.

C. APPLICATIONS:

1. CLAYTON DEVELOPMENT, LLLC – BLOCK 560, LOT 9 – SD 02-04:

Application is for a minor subdivision at 2043 Route 9 South, Seaville.

David Hasbrouck, Esquire, represented the applicant. A minor subdivision was previously granted, however the plat was not filed within the required time.

Charles Kona, PE, was sworn in. He testified that there have been no changes to the plan. They are proposing to create 3 lots from 1 existing lots. There are no variances required. The subject property is part of a major subdivision recently approved by the board.

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

MR. BROWN – This is an application for a minor subdivision at 2040 Route 9 in Seaville. The subdivision was previously granted and has expired. It is now necessary to hear the application again. There was no response by the public. The applicant is represented by David Hasbrouck, Esquire.

MR. CALDWELL – He believes this is a minor subdivision. The drawing is revised 1/8/04. There are no variances.

MR. SCHRODER – There are no changes to the plan.

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

2. CHERYL & CHRIS CANDERON – BLOCK 453, LOT 307.11 – DS 13-03:

Application is for a 2 lot minor subdivision on Ashcroft Avenue, Seaville.

Avery Teitler, Esquire, represented the applicants. The subject property is located in the Residential zone. There are no variances required. There is an existing single family dwelling currently on the property. The applicants propose to construct a residence on the vacant lot for themselves.

Mr. Dietrich stated that the subdivision meets the township requirements for a minor subdivision. There are wetlands on the site. The applicants have obtained a transition area waiver from the D.E.P. The lots meet the bulk requirements. There are no variances needed.

Joseph Lomax, Environmental Specialist, was sworn in. He testified that in 1981 a CAFRA permit was issued for a 116 lot subdivision. He reviewed the 5 conditions of that approval. He believes this particular lot was found suitable for construction. There are wetlands on the northern portion of the site that require a buffer. The wetland line and buffer have been certified by D.E.P.

Mr. Dietrich has requested a lot grading plan showing how the lot will be graded to ensure that the water is directed to the wetland area and does not flow onto the adjacent properties. The plan is due prior to a building permit being issued.

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

MR. BROWN - This is an application for a 2 lot minor subdivision on Ashcroft Avenue in Seaville. The property is known as Block 453, Lot 307.11. There are no variances required. They have received a transition waiver from D.E.P. In 1981 a CAFRA permit was granted for a 116 lot subdivision subject to certain restrictions. The board engineer has requested a lot drainage plan be submitted prior to a building permit.

MR. CALDWELL – The map was revised 9/8/03. There was no public comment.

A motion was made by Mr. Schroder and seconded by Mr. Caldwell, to grant the application for minor subdivision with the standard conditions and that a drainage plan is

submitted prior to a building permit. Those in favor: Brown, Caldwell, Schroder, Thompson, Scrocca.

3. GIVENS, PATRICIA – BLOCK 646, LOT 17.02 – SD 24-03:

Application is for classification of a proposed 3 lot major subdivision off Church Road, Marmora.

Patricia A. Givens, 931 Upper Bridge Road, Petersburg, New Jersey, and John Kornick, with Engineering Design Associates, were sworn in.

Mr. Dietrich stated this is a major subdivision since the applicant proposes to construct a new road, drainage and other improvements.

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

MR. CALDWELL – The applicant has the right to make this application. The drawing is dated 1/8/04.

MR. SCROCCA – For the reasons expressed by Mr. Dietrich she believes this is a major subdivision.

A motion was made by Mr. Schroder and seconded by Mr. Brown, to classify the application as a major subdivision. Those in favor: Brown, Caldwell, Schroder, Thompson, Scrocca.

4. FOX CHASE BANK – BLOCK 653, LOTS2, 5.01 & 6 – PB 18-03:

Application is for preliminary and final site plan approval and variances to construct a bank at Route 9 and Pine Road, Marmora.

Solicitor Marcolongo stepped down during this application. Dennis Coughlin, Esquire, acted as Board Solicitor.

Charles Gemmel, Esquire, represented the applicants. The applicants propose to construct a 3,300 sq. ft. bank facility. The property is zoned CM. Access will be off of Route 9 and there will be an easement on lot 2 that will allow ingress and egress to Pine Road. The plan is designed to provide adequate traffic circulation.

Gregory Cipa, President and CEO of Fox Chase Bank and Cindy Chemrys, PE, were sworn in.

Ms. Chemrys testified that the property is surrounded by commercial uses. The subject property is currently cleared. There is an existing dwelling and shed on the site that will be removed. The 2 existing driveways have obtained DOT approval and will remain.

There is full circulation around the building. They will provide 17 parking spaces. She discussed the proposed drainage, landscaping and buffers. The site will be serviced by city water. They propose a free-standing sign and building signage. The variance for maximum lot coverage is due to the bypass lane. She feels this is a benefit since it provides safety and free flow traffic on site. A variance is needed for the buffer in the front of the building and a sign setback. The variances are needed due to the narrowness of the site and the location of other buildings in the area. She does not believe that granting the variances will have a negative impact.

Mr. Gemmel stated that the plans do not show a detail of the sign. He is willing to come back to the board to show them what the sign will look like.

Ms. Chemrys testified the sign is being proposed in this location for visibility reasons. The sign is setback further than most of the signs in the area. They are requesting a variance for the size of the parking stalls. Larger stalls would reduce the size of the buffers even further. She feels the 9' x 18' stalls are sufficient. She feels the benefits of the improved circulation outweigh any detriments associated with the granting of the variance. She does not believe there would be any substantial negative impact on the zoning plan or neighborhood by granting the variances since there is significant landscaping. The site will blend in with the existing character of the neighborhood.

Mr. Cipa testified that the Board of Directors of the bank is in the process of creating a free-standing sign to be used by all their banks. He gave the history of the bank. He submitted a picture showing the building they propose to construct. They have a lot of customers that live in Upper Township that use their bank in Ocean City.

Mr. Dietrich requested a Deed of Easement for lot 4. Mr. Gemmel stated that this information is included in the deed by which they acquired the property. He will forward a copy to Mr. Dietrich. A deed of consolidation and drainage easement are also required. A revised plan must be submitted to clarify the square footage of the building on the site plan and the architectural plans.

The meeting was open to the public.

David Levari, 10 South Shore Road, Marmora, was sworn in. He will be glad to see the existing house demolished and the construction of a new ratable for the township.

Hearing no further response the meeting was closed to the public and returned to the board for finding of fact.

MR. SCHRODER – The applicant will come back to the board with a sign detail. He is pleased with the traffic flow on site. The variances are needed to accommodate the traffic patterns. The free flow of traffic improves safety. He has no problem with granting the variances.

MR. BROWN – They are providing the number of required parking spaces. They are requesting a variance for the size of the stalls. Other variances required are buffer, maximum lot coverage, and sign setback.

MR. CALDWELL – David Levari spoke in favor of the application. The drawings revised 1/19/04 are incorporated as fact.

MRS. SCROCCA – The variances are needed due to the narrowness of the lot and the need to regulate the traffic circulation. She feels the increased safety far outweighs any detriments. There would not be a negative impact on the neighborhood.

A motion was made by Mr. Brown and seconded by Mr. Schroder, to grant preliminary and final site plan approval and requested variances, with the standard conditions and that the applicant submit a drainage easement and deed of consolidation, provide a copy of the existing easement on lot 4, and return with the sign details. Those in favor: Brown, Caldwell, Schroder, Thompson, Scrocca.

D. DISCUSSION:

Mr. Dietrich informed the board that he has met with the state along with Mr. McCrosson. The Center Designation is still in Trenton and has not yet been approved. The state now has a new process. The township committee feels that the board should go through the new process which is highly recommended by the office of smart growth. In order to go through the process referred to as plan endorsement the township will apply for grant money to hire a planner to do a more comprehensive review.

E. RESOLUTIONS:

1. CLAYTON DEVELOPMENT LLC – BLOCK 560, LOT 9.03 – SD23-03:

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

2. ULER, THOMAS & LIZANNE – BLOCK 565.03, LOT 55.04 – SD21-03:

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

3. GEORGETTI CONSTRUCTION, INC. – BLOCK 549.01, LOT 1.01 – PB16-03:

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

4. SNYDER, RICHARD – BLOCK 477, LOT 11.02 – SD 22-03:

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

F. BILLS: A motion to pay the bills was made by Mr. Schroder, seconded by Mr. Brown, and approved.

G. ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Schroder, seconded by Mr. Brown, and approved. The meeting was adjourned at approximately 8:35 p.m.

Submitted by,

Shelley Lea  
Secretary