

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JULY 15, 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:

William Brown	Andrew McCrosson
James Kelly	James Schroder
Edward Kenney	Bruce Thompson

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

Mr. Schroder acted as Chairman for the meeting.

B. APPLICATIONS:

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

Application is for a one-year extension of a previously approved site plan on Route 9 in Marmora.

Mr. Brown stepped down during discussion and voting on this application.

Christopher Baylinson, Esquire, represented the applicants. The original approval was granted on June 20, 2002. The resolution was adopted on July 18, 2002. WaWa has obtained all other governmental approvals including CAFRA and DOT. They have applied for building permits. They cannot start construction until a demolition permit is issued. WaWa does not want to disconnect the store during the summer. They anticipate starting the project in October. They are requesting an extension until July 18, 2005. Contamination has been found coming from the gas station across Pine Road. The DEP is aware of the situation.

Mr. Dietrich stated that the applicant has complied with the conditions of preliminary and final site plan approval.

The meeting was open to the public.

William Brown, property owner across the street, asked that WaWa clean up the vacant lot next door.

Hearing no further comments the meeting returned to the board for finding of facts.

MR. KELLY – The applicants WaWa Inc. and Kirk's Pizza are the owners of Block 651, Lots 12, 13 & 14. They are requesting a one-year extension of site plan approval. There are no variances required. The resolution was adopted on July 18, 2002. They are entitled to 3 one-year extensions. They are asking for 1 one-year extension. William Brown has requested that WaWa clean up the property since it is an eye soar located in the center of town.

A motion was made by Mr. Kenney and seconded by Mr. Kelly, to grant the one-year extension of site plan approval. Those in favor: Kelly, Kenney, Thompson, Schroder.

2. ENGINEERING DESIGN ASSOCIATES – BLOCK 549, LOT 4.01 – PB04-04:

Application is for a site plan waiver to allow a storage shed on a commercial property located at 5 Cambridge Drive, Seaville.

Joseph Maffei, General Partner, was sworn in. They are proposing an 18' x 36' storage shed in the northeast corner of the property. The shed will be used to store files since they are running out of storage space. They meet all the setback requirements.

Mr. Dietrich stated that the shed meets the setback requirements. No additional drainage will be required.

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

MR. BROWN – This is a request for a site plan waiver by Engineering Design Associates, block 549, lot 4.01. They are proposing to add an 18' x 36' storage shed. There are no variances required.

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

C. CROSS ACCEPTANCE – STATE PLAN:

Mr. Dietrich stated that it is time for the state to reexamine their plan. He referred to a memo that he sent to the Township Committee addressing his concerns. The Committee has adopted a resolution in regards to the changing of the area around the B.L. England Generating Plant from a Planning Area 2, one of the highest intensity developed areas, to

UPPER TOWNSHIP PLANNING BOARD

JULY 15, 2004

PAGE 3 OF 3

a Natural Park Area. If it is changed to a Natural Park area it would preclude Conectiv from doing any expansions to the plant to bring it into compliance and also prevent any other applicant or agency from redeveloping the property to another type of use that would be of benefit to the township. He described the maps that were sent to each of the board members. He would like the board to adopt a resolution by September in regards to the proposed changes. The township has hired a planner to do the plan endorsement process. The same consultant will be utilized to look at the current age restricted housing section of the ordinance and where age restricted housing should be promoted in the township.

D. RESOLUTIONS:

1. CLAYTON CONSTRUCTION CORP. – BLOCK 453, LOTS 259.07 & 259.19 – SD06-04:

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

2. WELKER, GEORGE – BLOCK 826, LOT 4 – SD07-04:

A motion to adopt the above resolution was made by Mr. Brown, seconded by Mr. Kenney, and approved. Abstain: Kenney, McCrosson.

- E. BILLS: A motion to approve the bills was made by Mr. Brown, seconded by Mr. Kenney, and approved.

- F. ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Kenney, seconded by Mr. Brown, and approved. The meeting was adjourned at 8 p.m.

Submitted by,

Shelley Lea
Board Secretary