

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
MARCH 18, 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:

Robert Caldwell	Andrew McCrosson
Scott Georgetti	James Schroder
Edward Kenney	Bruce Thompson
	Renee Scrocca

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

B. APPROVAL OF FEBRUARY 19, 2004 MEETING MINUTES:

A motion to approve the minutes was made by Mr. Schroder, seconded by Mr. Caldwell, and approved. Abstain: Georgetti, Kenney, McCrosson.

C. APPLICATIONS:

1. CRAIG SCHULTHEIS – BLOCK 453, LOT 177.03 – SD 01-04:

Applicant is requesting preliminary approval of a proposed 13 lot major subdivision at 136 Route 50, Seaville.

Julius Korschak, Esquire, represented the applicant. The property is located in the CM zone. There are no variances requested.

Charles Kona, PE, was sworn in. He testified that this is a 13.89 acre parcel. There was discussion concerning the wetlands on the site. Soil borings are shown on the plan.

Mr. Dietrich stated that there are outstanding items that were in his engineer report dated February 11, 2004. He recommends “No Parking” signs placed on the street. He will review the new DEP regulations for stormwater management with Mr. Kona. Some revisions may need to be made to the drainage system. Mr. Kona agreed that there would be no building on the property until all governmental approvals are granted. He will submit a drainage easement. He will return to the board if any substantial changes need to be made to the plan.

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Mr. Korschak stated that the fire improvements will be handled at the time of site plan. They do not feel that a contribution to the recreation fund or recreation improvements are necessary since this is commercial property. Solicitor Marcolongo informed the board that a decision would be made at a later time. The ordinance does not designate between residential or commercial.

The meeting was open to the public.

Roberta Townsend, Chestnut Avenue, Palermo, was sworn in. She asked questions in regards to the owner of the subdivision, the lot sizes and the use.

Hearing no further response the meeting returned to the board.

There was further discussion concerning the drainage facilities and their capacity. Mr. Dietrich stated that the information submitted indicates there is sufficient volume to handle the runoff on site.

The board was asked for their finding of fact.

MR. CALDWELL - Craig Schultheis is the owner of the property and has the authority to present this application for preliminary major subdivision approval. The lots are commercial. Drainage is provided for the road only at this time. Testimony has been given by Charles Kona, Professional Engineer. Roberta Townsend asked questions in regards to the subdivision.

MR. KENNEY – The subdivision meets the bulk requirements in the commercial zone. Three of the lots are split zoned.

MR. McCROSSON – The plans dated January 2, 2004 are incorporated as fact. This is a major subdivision for Block 453, Lot 177.03. The proposed lots meet the bulk requirements. The rear portion of lots 177.14, 177.15 & 177.16 are zoned Conservation. A new street is proposed. The property is not located in Pinelands. No construction will take place until all governmental approvals are met. Additional drainage will be necessary during site plan approval for any of the proposed lots. The township will maintain the drainage swales. The applicant has agreed to the issues raised by Mr. Dietrich.

A motion was made by Mr. Georgetti and seconded by Mr. McCrosson, to grant preliminary subdivision approval with the standard conditions, the reservation in regards to the recreation fund, compliance with the comments in Mr. Dietrich's letter, drainage easement, any changes that must be made to the drainage and that the applicant will not begin work on site until all governmental approvals are obtained. Those in favor: Caldwell, Georgetti, Kenney, McCrosson, Schroder, Thompson, Scrocca.

2. LYNN THOMPSON – BLOCK 652.02, LOT 8 – SD 03-04:

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Application is for a 2 lot minor subdivision at Stagecoach Road and Tuckahoe Road, Marmora.

Joseph Maffei, PE, was sworn in. Mr. Thompson is the owner of the property. The property is located in the Residential zone and meets all the bulk requirements for that zone. Access will be off of Stagecoach Road. Test pits have been performed. The zoning schedule will be revised.

The meeting was open to the public.

Roberta Townsend asked questions in regards to filling the lots.

Hearing no further response the meeting returned to the board for finding of fact.

MR. SCHRODER – The subdivision meets the ordinance standards.

Mr. McCROSSON – Lynn Thompson is the owner of the property and has standing to prosecute this application. Mr. Maffei testified in regards to the plan. The plan dated 12/30/03 is incorporated as fact. The lots meet the bulk requirements. There was public testimony from Roberta Townsend.

Mr. Dietrich stated that the plan meets the township ordinance requirements and the proposed lots meet the bulk requirements.

A motion was made by Mr. Schroder and seconded by Mr. Kenney, to grant the subdivision with the standard conditions. Those in favor: Caldwell, Georgetti, Kenney, McCrosson, Thompson, Scrocca.

3. PATRICIA GIVENS – BLOCK 646, LOT 17.02 – SD 04-04:

Application is for preliminary approval of a 3 lot major subdivision off Church Road, Marmora.

Patricia A. Givens, 941 Upper Bridge Road, Petersburg, was sworn in.

Joseph Maffei, PE, previously sworn, testified the proposed subdivision is a major only due to the construction of a new road. The proposed road will be 300 ft. long, paved with a cul-de-sac at the end. On site parking is provided.

Mr. Dietrich stated the plans have been revised to comply with the comments in his review letter except for inlets by Church Road.

The meeting was open to the public.

Roberta Townsend, previously sworn, had questions in regards to the ownership of the property.

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Hearing no further response the meeting returned to the board for finding of fact.

MR. McCROSSON – Patricia Givens is the owner of the site and has standing to prosecute this application. The property is known as Block 646, Lot 17.02. The applicant is requesting preliminary major subdivision approval to create 3 lots. The subdivision is identified as a major because of the road improvements that are proposed. The proposed lots meet the bulk requirements. Testimony has been given by Joseph Maffei.

MR. KENNEY – The applicant has standing to make this application. The lots proposed meet the ordinance requirements for the residential zone.

MR. CALDWELL – There was public comment from Mrs. Townsend.

A motion was made by Mr. McCrosson and seconded by Mr. Schroder, to grant preliminary approval with the standard conditions. Those in favor: Caldwell, Georgetti, Kenney, McCrosson, Schroder, Thompson, Scrocca.

4. BETTER MATERIALS CORP. (JULIE'S PIT) BLOCK 414, LOT 44 – PB 02-04:

Application is for preliminary and final site plan approval for the continuation of a mining operation at 610 Dennisville/Petersburg Road, Petersburg.

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

John Bertram, Esquire, represented the applicant. Lance Landgraf, PE, Larry Lauritzen, PE, Better Materials, and Jerry Hoffman, plant supervisor, were sworn in.

Mr. Landgraf testified that the mining operation has existed for over 33 years. They are still maintaining the 8 areas that were previously approved to mine. Only one area, Area A1, is complete. The site is approximately 227 acres. The licensed mining portion is roughly 65 acres. They will conform to the ordinance requirements for buffering and revegetation. Contours of the ponds have been provided. They have found endangered species on the site. A chainlink fence is proposed to protect the dog fennel plant growing on top of a stockpile area. They will better delineate the buffers in the field to make sure that mining does not occur inside the buffers. They are currently utilizing stumps, logs and topsoil to block off access to the site. They are going to post 20 to 30 no trespassing signs throughout the site.

Mr. Dietrich explained how the ATV's are accessing the mining pit. The pits are making continues efforts to cut down on the problem. There was discussion concerning fences around the perimeters of mining pits.

The meeting was open to the public.

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Robert Caldwell, 860 Route 610, Petersburg, was sworn in. He had a comment in regards to the ordinance requirement for fencing.

Hearing no further response the meeting returned to the board for finding of fact.

MR. McCROSSON – This is an application for a site plan approval for the continuance of a mining resource license. The site is more commonly known as Julie’s Pit. The applicants are represented by John Bertman, Esquire, Lance Landgraf, Engineer, Larry Lauritzen and Jerry Hoffman, company representatives. The total site is approximately 227 acres. The mining activity is 65 acres. The area has been mined for over 32 years. The applicants have addressed the items in Mr. Dietrich’s letter.

MR. KENNEY – It is the Planning Boards duty to review the plans and make recommendation to the township committee that the license should be issued. He feels the board should make a recommendation to approve.

MR GEORGETTI – There was no public comment.

A motion was made by Mr. Schroder and seconded by Mr. Georgetti, to approve preliminary and final site plan approval and make favorable recommendation to the township committee. Those in favor: Georgetti, Kenney, McCrosson, Schroder, Thompson, Scrocca.

D. RESOLUTIONS:

1. FOX CHASE BANK – BLOCK 653, LOTS 2, 5.01 & 6 – PB 18-03:

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

2. CANDERON, CHRIS AND CHERYL – BLOCK 453, LOT 307.11 – SD 13-03:

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

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

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

4. CLAYTON DEVELOPMENT, LLC – BLOCK 560, LOT 9 – SD 02-04:

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

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

F. ADJOURNMENT: A motion to adjourn was made by Mr. Kenney, seconded by Mr. Georgetti, and approved. The meeting was adjourned at 9:00 p.m.

Submitted by,

Shelley Lea
Secretary