

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
NOVEMBER 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 Act. Everyone saluted the flag.

A. ROLL CALL: Roll call was taken with the following members present:

Daniel Bready	James Schroder
Robert Caldwell	Bruce Thompson
James Kelly	Richard Palombo
Andrew McCrosson	Renee Scrocca

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

B. APPROVAL OF THE OCTOBER 21, 2004 MEETING MINUTES:

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

C. TABLED APPLICATIONS:

The following applications have been tabled until December 16, 2004. The applicants have agreed to waive the time in which the board has to act on the applications.

1. CLUBHOUSE PROPERTIES, LLC – BLOCK 453, LOT 80.06:
2. DURHAM, MILDRED – BLOCK 479, LOTS 48.01 & 48.02:

D. APPLICATIONS:

1. ROBERTS ROAD, LLC – BLOCK 599, LOTS 37 & 38 – PB10-04:

Application is for a one-year extension of site plan approval and variances to construct a self-storage facility at Route US 9 South, Marmora.

William Serber, Esquire, represented the applicant. This is a request for a second one-year extension of site plan approval that was originally granted on December 20, 2001. A one-year extension was granted in November 2003 to allow the applicant time to obtain the necessary DOT permits. The applicants still have not received their DOT permit.

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

MR. KELLY – The applicants, Roberts Road, LLC, are the owners of Block 599, Lots 37 & 38. The property is located on South Shore Road. William Serber, Esquire, is representing the applicants. The variances previously granted were lot frontage and width, front yard setback, buffer and sign location. This is their second one-year extension. The extension is needed since they have not yet received their DOT permit. There was no public comment.

A motion was made by Mr. Schroder and seconded by Mr. McCrosson, to approve the one-year extension with the standard conditions. Those in favor: Bready, Caldwell, Kelly, McCrosson, Schroder, Thompson, Palombo, Scrocca.

2. MELVIN DEVELOPMENT – BLOCK 646, LOT 17.02 – SD12-04:

Application is for final approval of a proposed 3 lot major subdivision off of Stagecoach Road, Marmora.

Richard Mairone, Esquire, represented the applicants. The applicants recently purchased the property. They are proposing to create 3 residential building lots and a new road.

Christopher Carey, PE, was sworn in. He testified that this is a 3 lot major subdivision due to the creation of a new road off of Church Road. The proposed lots meet the ordinance requirements. Preliminary approval was granted in March 2004.

Mr. Dietrich stated that the final plat complies with his technical requirements. There are a few standard conditions that have to be addressed before filing the plat.

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

MR. McCROSSON – Melvin Development, LLC, is the applicant and has standing to prosecute this matter. The property is known as Block 646, Lot 17.02. Richard Mairone, Esquire and Christopher Carey, Professional Engineer, are representing the applicant. The technical comments by the township engineer have been addressed. The subdivision is classified as a major subdivision due to the creation of a new road. The proposed lots conform to the bulk requirements including the lots on the cul-de-sac. Preliminary approval was granted in March 2004.

MR. KELLY – The applicant purchased the property after preliminary approval was granted.

A motion was made by Mr. Bready and seconded by Mr. Schroder, to approve the request for final subdivision approval with the standard conditions. Those in favor: Bready, Caldwell, Kelly, McCrosson, Schroder, Thompson, Palombo, Scrocca.

E. RESOLUTIONS:

1. MARMORA VOLUNTEER FIRE CO. – BLOCK 661, LOT 30 – PB07-04:

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

2. GAMALIEL BROADLEY – BLOCK 734, LOTS 10.02, 11, 24, 25 & 26 – PB08-04:

A motion to adopt the above resolution was made by Mr. Bready, seconded by Mr. Kelly, and approved. Abstain: Caldwell, McCrosson, Palombo.

F. BILLS:

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

G. DISCUSSION:

Mr. Dietrich announced that a planner has been working on the requirements for age-restricted housing. They have developed a draft ordinance for the boards review.

The DEP is requiring that the township develop a storm water management plan.

H. ADJOURNMENT:

A motion to adjourn the meeting was made by Mr. Caldwell, seconded by Mr. Schroder, and approved. The meeting was adjourned at approximately 7:50 p.m.

Submitted by,

Shelley Lea
Secretary