

UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
OCTOBER 21, 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:

Daniel Bready	James Schroder
Scott Georgetti	Bruce Thompson
James Kelly	Renee Scrocca

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

B. APPLICATIONS:

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

Application is for preliminary and final site plan approval for renovations and a 14' x 3' addition to the firehouse located at 40 Old Tuckahoe Road, Marmora.

Jules Korschak, Esquire, represented the fire company. The renovations will include the entrance being relocated to the side of the building. There are currently 2 building mounted signs on the firehouse. They are requesting to place 2 additional building mounted signs on the structure. The signs would be in keeping with the type and size of the building. The signs will also help to identify the building. The property is located in the Residential zone and public purpose uses are permitted.

John E. Halbruner, PE, was sworn in. He is a Principal of Hyland Associates. He testified that the applicants are proposing to refocus the building so that the front of the building is where the side used to be. A tower will be on the front of the building. They propose an entrance canopy with Station #15 and a sign with Marmora Volunteer Fire Company. They are trying to better identify the second access by constructing new sidewalks and pergolas and retaining wall. The signs would be an aid to the traveling public in identifying the firehouse. He does not feel that there is anything distinguishing that makes the building look like a firehouse. The proposed signs would help establish the purpose of the building and its presence. He believes the benefits of granting the variances outweigh any detriments. He sees no detriments in granting the sign variances. He feels that the proposal is beneficial to the public good and is not detrimental in any way. Granting the application will not impair the intent or purpose of the zoning plan or zoning ordinance. The Cape May County Planning Board has requested that they eliminate 2 parking spaces towards Tuckahoe Road. There are currently 37 parking

spaces and 35 will remain. The ordinance does not designated how many spaces are needed for this particular use. The facility has operated with excess parking in the past.

Mr. Dietrich stated that the addition to the building would not require any changes to the drainage.

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

MR. KELLY – Marmora Volunteer Fire Company are the owners of Block 661, Lot 30, also known as 40 Old Tuckahoe Road. The plans are dated September 8, 2004 for site plan development. The applicant is represented by Jules Konschak and testimony has been given by Mr. Halbruner. Variances are needed for the number and size of the proposed signs. They are proposing a 14' x 3' addition to the existing firehouse. Two building mounted signs will be added for the purpose of identification. The main entrance will now be on the west side of the building. Curbing, retaining wall and sidewalks will be constructed. There was no public comment. The plan should reflect that there will be 35 parking spaces since the County has requested they eliminate 2 of them.

MR. SCHRODER – The improvements will make the property more aesthetically appealing. The signage will make the building more visually accessible to the public in case of emergency. The deletion of the 2 parking spaces will have no negative impact. He feels this is a good design and benefits the community.

MRS. SCROCCA – The signage is appropriate to the type of building and its size. The signs will not impair the intent and purpose of the zoning ordinance rather benefit it by giving the building recognition to the public in case there is an emergency.

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

2. CLUBHOUSE PROPERTIES, LLC (JAMES DWYER) – BLOCK 453, LOT 80.06 – SD10-04:

Application is for a 2 lot minor subdivision at 8 Camlough Road, Petersburg.

Jules Konschak, Esquire, represented the applicant. He requested to table the application until November 18, 2004 since the applicant has not submitted revised plans.

3. BROADLEY, GAMALIEL – BLOCK 734, LOTS 10.02, 11, 24, 25 & 26 – PB 08-04:

Application is for preliminary and final site plan approval and variances for lot area, rear yard setback, impervious coverage and landscape buffer, to construct a 1,500 sq. ft. workshop and storage building at Stanhope Road, Marmora.

David Hasbrouck, Esquire, represented the applicant. The applicant proposes to demolish the existing single family dwelling on the property. He would like to construct a 1,500 sq. ft. building to be utilized for storage. The property is located in the CM zone and the proposed use is permitted.

Joseph Maffei, Professional Engineer, was sworn in. He testified that the applicant is proposing to construct a 1,500 sq. ft. storage building with 3 parking spaces. Additional landscaping and street trees will be planted. He described the surrounding area that is comprised of both commercial and residential uses. He reviewed the requested variances. The adjacent property in the rear is owned by a member of the family. He believes the benefits of granting the variances outweigh any detriments.

Gamaliel Broadley, 115 Roosevelt Boulevard, Marmora and Beth Broadley, 10 Vernon Road, Marmora, were sworn in. Ms. Broadley is a Principal in Broadleys MDI. She testified that they would like to build a storage building that is easily accessible to their office. Materials would be able to be brought in and taken out easily without having to go off site. She feels there will be a slight increase in traffic but nothing drastic. She believes the additional traffic would utilize Stanhope Road.

Mr. Broadley testified that he has operated the plumbing business for over 50 years. He resides on the second floor of the main structure. He does not believe that using the proposed building as an accessory use to the existing business would have any negative impact upon the area. He does not feel the proposed use would create any more traffic than what is there today.

Mr. Schroder had a problem with the applicant creating so many variances. Mr. Maffei stated that this is a small property and they would like to maintain as much commercial use as possible. They also want to create 3 parking spaces. The use requires 2 ½ parking spaces.

Mr. Broadley stated that vehicles are currently parked on the property during the night. The board requested that the applicant consolidate the lots to avoid a use variance. After a short recess the applicant agreed to consolidate the lots.

The meeting was open to the public.

Ashley Williams, 15 Stanhope Road, was sworn in. She testified that noise and traffic are a problem. She submitted photos that were marked as T-1. She stated that the residential property values on Stanhope Road have dropped.

Mr. Schroder believes that something should be done to reduce the number of variances. Mr. Hasbrouck stated that the applicant would like to preserve the on site parking. The rear yard setback variance being requested would only impact Ms. Broadley's home. This variance does not cause a negative impact to the neighbors. Mr. Maffei stated that this is an irregular shaped lot and gives the board a reason to grant the variances. Mr. Broadley agreed to eliminate 220 sq. ft. of concrete to eliminate the need for an impervious coverage variance. He will remove the bamboo from between the subject property and Ms. Williams' property to make room for a 6 ft. white plastic fence and landscaping.

Mr. Dietrich stated that this is an irregular shaped lot when consolidated. Due to the parking situation in the area he feels the applicant needs all the off street parking he can get. Mr. Maffei will revise the plan to show the fence.

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

MR. KELLY – Gamaliel Broadley is the owner of Block 734, Lots 10.02, 11, 24, 25 & 26, located on Stanhope Road. The submitted plans are dated September 8, 2004. The applicant is represented by David Hasbrouck and Joseph Maffei. The applicant proposes to construct a 1,500 sq. ft. workshop/storage facility. The existing single family residence will be demolished. Public comment was given by Ashley Williams of 15 Stanhope Road. She objects to the facility next to her home. The lots will be consolidated. A minimum of 220 sq. ft. of concrete will be removed to eliminate the impervious coverage variance. A 6 ft. white fence will be installed along lot 9.

MR. SCHRODER – He has a problem with the proposal since the requested variances are self created. The impervious coverage variance has been eliminated.

MRS. SCROCCA – The Williams property is located in a commercial zone. She believes the benefits of granting the variances outweigh the detriments since this is a commercial neighborhood. She believes that adding the fence and the landscaping will make it more attractive.

A motion was made by Mr. Kelly and seconded by Mr. Bready, to grant the application with the standard conditions and that the lots are consolidated, the plan is revised to show the 6 ft. fence and remove 220 sq. ft. of concrete. Those in favor: Bready, Georgetti, Kelly, Schroder, Thompson, Scrocca.

C. RESOLUTIONS:

1. LINK, PATRICIA – BLOCK 348, LOT 31 – SD09-04:

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

2. KARAYIANNIS, MARIANNA & CONSTANTINOS – BLOCK 561,
LOT 6 – PB06-04:

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

3. AUTHORIZATION OF PLANNING BOARD ENGINEER
CORRESPONDENCE TO TOWNSHIP COMMITTEE AND COUNTY
PLANNING BOARD:

A motion to adopt the resolution was made by Mr. Bready, seconded by Mr. Schroder, and approved.

D. BILLS:

A motion to approve the bills was made by Mr. Schroder, seconded by Mr. Georgetti, and approved.

E. ADJOURNMENT: A motion to adjourn the meeting was made by Mr. Schroder, seconded by Mr. Georgetti, and approved. The meeting was adjourned at 8:30 p.m.

Submitted by,

Shelley Lea
Secretary