

# **UPPER TOWNSHIP PLANNING BOARD REORGANIZATION MEETING MINUTES JANUARY 16, 2014**

The annual reorganization meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

## **SUNSHINE ANNOUNCEMENT**

## **SALUTE TO THE FLAG**

## **ROLL CALL**

Present: William Brown, Daniel Bready, Georgette Costello, Joseph Harney, Anthony Inserra, James Kelly, Ted Kingston, Janet McCrosson, Hobart Young and Renee Scrocca.

Absent: Michael Endicott.

Also in attendance were Dean Marcolongo, Board Solicitor and Shelley Lea, Board Secretary and Zoning Officer.

## **REORGANIZATION**

A motion was made by Mr. Kelly and seconded by Ms. McCrosson to nominate Renee Scrocca as Chair. The nominations were closed. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, Kingston, McCrosson and Young.

### **RENEE SCROCCA CHAIR FOR 2014**

A motion was made by Mr. Kelly and seconded by Mr. Inserra to nominate Janet McCrosson as Vice Chair. The nominations were closed. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, Kingston, Young and Scrocca.

### **JANET MCCROSSON VICE CHAIR FOR 2014**

A motion was made by Mr. Kelly and seconded by Mr. Young to nominate Dean Marcolongo as Board Solicitor. The nominations were closed. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, Kingston, McCrosson, Young and Scrocca.

### **DEAN MARCOLONGO BOARD SOLICITOR FOR 2014**

A motion was made by Mr. Kelly and seconded by Mr. Brown to nominate Paul Dietrich as Board Engineer. The nominations were closed. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, Kingston, McCrosson, Young and Scrocca.

### **PAUL DIETRICH BOARD ENGINEER FOR 2014**

A motion was made by Mr. Young and seconded by Mr. Inserra to nominate Shelley Lea as Board Secretary. The nominations were closed. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, Kingston, McCrosson, Young and Scrocca.

**SHELLEY LEA BOARD SECRETARY FOR 2014**

### **OFFICIAL NEWSPAPER**

A motion to utilize The Press and the Sentinel Ledger was made by Mr. Kelly, seconded by Ms. McCrosson, and approved.

### **OFFICIAL BOARD MEMBER OATH**

### **APPROVAL OF THE DECEMBER 20, 2013 MEETING MINUTES**

A motion to approve the minutes was made by Mr. Kelly, seconded by Mr. Inserra, and approved. Abstain: Kingston.

### **APPLICATIONS**

#### **1. DOROTHEA & RONALD WILLIAMS – BLOCK 551, LOT 14 – PB04-13**

Application is for preliminary and final site plan approval, variances for parking and landscape buffer and tree preservation to construct a two story office building and additional parking at 103 Route 50 in Seaville.

Frank H. Wisniewski, Esquire, represented the applicant. He stated they are asking the Board to reapprove a site plan and variances that were granted July 20, 2006. Pursuant to the permit extension act those approvals were still valid, however the zone has changed. The plans have been revised to show additional tree planting needed to conform to the TC standards. He referred to a letter by Mr. Dietrich, dated January 6, 2014.

Solicitor Marcolongo asked the applicants attorney to give testimony in regards to the four variances needed, tree preservation, 0% proposed where 15% is required; landscape buffer, 0 ft. proposed where 10 ft. is required; number of parking spaces, 49 spaces proposed where 51 spaces are required and a variance to allow parking in the front of the building. He stated that the variances for landscape buffer and number of parking spaces were approved previously.

Mr. Wisniewski stated that the applicant is W. Ronald Williams Inc. although the application indicates Dorothea and Ronald Williams. Mr. & Mrs. Williams are the sole owners of the corporation.

William Williams, 101 Route 50, Seaville, New Jersey, was sworn. Mr. Williams testified the same approvals were granted in 2006. The building is exactly the same as before and only the landscaping has changed. He testified they are proposing parking in

front of the building since there is not enough room in the rear. They are adding more trees to compensate for the trees that are being taken away.

The meeting was open to the public. Hearing no comment the meeting returned to the Board for findings of fact.

MR. KELLY – W. Ronald Williams, Inc. is the owner of the subject property located at 103 Route 50 in Seaville. The property is 1.75 acres and is located in the TC zone. The site plan by EDA is dated 4-13-06 and last revised 11-7-13. The applicant is requesting variances for the number of parking spaces proposed, landscape buffer, tree preservation and parking in the front of the building. Two of the variances were previously approved and 2 others are new because of the zone change. The applicant is being represented by Frank H. Wisniewski, Esquire. Prior approval for the same building was granted in 2006. There was no public comment. The property is unique since it has two front yards. The zone has changed since the time of approval creating the need for the variance to park in the front yard and the tree preservation. The applicant has demolished a portion of the building and has removed some trees. However they have added trees on the property.

MRS. COSTELLO – Nothing to add.

MR. HARNEY – Nothing to add.

MR. INSERRA – Nothing to add.

MS. McCROSSON – The applicant testified he could not continue with the project if he had to eliminate the parking in the front yard.

MR. YOUNG – This is an oddly configured lot. He finds the parking variance can be granted without any detriment. He finds the landscape buffer will allow for a more clear line of site at the intersection.

MR. BREADY – Nothing to add.

MR. KINGSTON – Nothing to add.

MR. BROWN – Nothing to add.

MRS. SCROCCA – The township engineer wrote a letter essentially agreeing with the new plan.

A motion was made by Mr. Kelly and seconded by Mr. Brown to grant preliminary and final site plan approval and variances for tree preservation, landscape buffer, number of parking spaces and parking in the front yard with the standard conditions and compliance with the correspondence by Mr. Dietrich. In favor: Brown, Bready, Costello, Harney, Inserra, Kelly, McCrosson, Young and Scrocca.

## **RESOLUTIONS**

1. DEAN R. MARCOLONGO, ATTORNEY AT LAW, FOR PROFESSIONAL SERVICES

A motion to adopt the resolution was made by Mr. Kelly, seconded by Ms. McCrosson, and approved.

2. SP01-14 SPECIAL RESOLUTION ADOPTING THE MEETING DATES FOR 2014

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

3. SD03-13 RICHARD SMITH - BLOCK 638, LOT 19

A motion to adopt the resolution was made by Mr. Kelly, seconded by Ms. McCrosson, and approved. Abstain: Young and Kingston.

4. PB03-13 GRIFFIN DOMPIERRE LIMITED LIABILITY COMPANY – BLOCK 731, LOTS 23-26

Solicitor Marcolongo stated that the applicant's attorney requested the resolution be changed since the bank wants it to read Limited Liability Company rather than LLC.

A motion to adopt the amended resolution was made by Mr. Kelly, seconded by Mr. Inserra, and approved. Abstain: Young and Kingston.

**BILLS**

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

**PUBLIC PORTION**

**ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Kelly, seconded by Mr. Inserra, and approved. The meeting was adjourned at 8:03 p.m.

Submitted by,

Shelley Lea