

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
MARCH 20, 2014**

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.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

MOMENT OF SILENCE IN HONOR OF RENEE SCROCCA

ROLL CALL

Present: Daniel Bready, Michael Endicott, Joseph Harney, Ted Kingston, Janet McCrosson, Hobart Young, and James Kelly.

Absent: William Brown, Georgette Costello and Anthony Inserra.

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

SWEAR IN MICHAEL ENDICOTT AS BOARD MEMBER

NOMINATION FOR BOARD CHAIR

A motion was made by Ms. McCrosson and seconded by Mr. Young to nominate James Kelly as Board Chair. The nominations were closed. In favor: Bready, Endicott, Harney, Kingston, McCrosson and Young.

NOMINATION FOR VICE CHAIR

A motion was made by Mr. Harney and seconded by Mr. Young to nominate Joseph Harney as Vice Chair. The nominations were closed. In favor: Bready, Endicott, Harney, Kingston, McCrosson and Young.

APPROVAL OF THE FEBURARY 5, 2014 MEETING MINUTES

A motion to adopt the minutes was made by Ms. McCrosson and seconded by Mr. Harney and approved. Abstain: Endicott.

APPROVAL OF THE FEBRUARY 20, 2014 MEETING MINUTES

A motion to adopt the minutes was made by Ms. McCrosson and seconded by Mr. Young and approved. Abstain: Endicott and Harney.

RESOLUTIONS:

1. SPECIAL RESOLUTION 01-2014 APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON

A motion to adopt the resolution was made by Ms. McCrosson and seconded by Mr. Young. In favor: Bready, Endicott, Harney, Kingston, McCrosson, Young, Kelly.

2. SPECIAL RESOLUTION 02-2014 HONORING RENEE E. SCROCCA

A motion to adopt the resolution was made by Ms. McCrosson and seconded by Mr. Young. In favor: Bready, Endicott, Harney, Kingston, McCrosson, Young, Kelly.

3. SPECIAL RESOLUTION 03-2014 RECOMMENDATION OF AMENDMENTS TO TOWNSHIP REVISED GENERAL ORDINANCE CHAPTER 19

A motion to adopt the resolution was made by Ms. McCrosson and seconded by Mr. Harney. In favor: Bready, Endicott, Harney, Kingston, McCrosson, Young, Kelly.

4. DEAN MARCOLONGO PROFESSIONAL SERVICE CONTRACT – AMENDED

A motion to adopt the resolution was made by Mr. Young and seconded by Mr. Harney. In favor: Bready, Endicott, Harney, Kingston, McCrosson, Young, Kelly.

DISCUSSION

1. POTENTIAL REVISIONS TO THE ZONING ORDINANCES OF THE TOWNSHIP OF UPPER

Mr. Dietrich reviewed a list of possible changes to Chapter XX of the ordinance.

OPEN TO THE PUBLIC

BILLS

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

- Rezoning of Wyndom Way subdivision in Seaville. This subdivision is currently zoned CM2. The residential uses in this subdivision require a use variance to add

- on to their homes or to add accessory uses such as pools for expansion of a non-conforming use. Property owners in this commercial zone will require individual notice.
- Adding a definition of a monument sign. Not described in the ordinance.
- Adding a definition of a mezzanine.
- Adding a definition of habitable space.
- Adding a definition of story, habitable
- Adding a definition of building
- Adding definition of outside sales. This includes sidewalk sales, tent sales, and seasonal sales. Mr. Dietrich asked if the board wants standards for the type and location for sales including the duration of the sales. Solicitor Marcolongo stated that many commercial businesses could be affected including businesses in Tuckahoe.

Mr. Young believes the only way to regulate outside sales is to issue a special event permit indicating when and where the sale would occur to verify the display would not block the sidewalk or take up parking spaces.

Mr. Dietrich asked if there should be a limit on the amount of area that can be used for display. He stated that some standards are needed. He asked for suggestions regarding seasonal sales in designated parking spaces.

Mr. Kelly and Mr. Harney feel that safety issues must be addressed.

Mr. Dietrich stated that the first step for a business owner is to go before the board for site plan approval. Outside sales must be shown on a site plan.

Solicitor Marcolongo confirmed that a mechanism could be put in place for a commercial business to request a temporary display area by showing the zoning officer where the display will be located to determine if it would affect parking or safety.

There was discussion regarding limiting the number of times per year for display. Mr. Young feels that 45 days twice a year would be sufficient and anything more would require site plan approval. The board agreed \$50 would be adequate to charge for a fee. No decisions will be made tonight this is for discussion only at this point.

Mr. Kelly asked if the TV zone and Strathmere are unique and should be handled differently. Mr. Kingston expressed concerns about display in Strathmere.

- Used clothing bins. Mr. Dietrich stated that standards in regards to the number and location are needed. The board discussed whether the bins should be allowed in the front yard.

Mr. Kelly suggested adding a clause for the maintenance of the bins so they are kept up and not an eyesore. The area around the bin should be maintained also.

ZONING BOARD OF ADJUSTMENT SUMMARY OF APPLICATIONS

Solicitor Marcolongo stated the purpose of the summary and attached letter is to show what the zoning board has been dealing with during the last year.

The board discussed kennels. The State regulates kennels but our ordinance does not. They discussed when breeding animals goes from a hobby to a business. Solicitor Marcolongo will supply the State regulations for the board members. This issue will be discussed further.

The board discussed mother in law apartments. Solicitor Marcolongo suggested adding language to the definition of a dwelling unit. Mr. Young suggested inspecting mother in law suits every year for compliance.

PUBLIC PORTION

John James Germanio, Belleplaine, was sworn. He asked about changes to the zoning districts.

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Ms. McCrosson, seconded by Mr. Harney, and approved. The meeting was adjourned at 8:04 p.m.

Submitted by,

Shelley Lea