

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JUNE 18, 2015**

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

ROLL CALL

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

Absent: Mayor Richard Palombo, Scott Morgan and Georgette Costello.

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

APPROVAL OF THE MAY 21, 2015 MEETING MINUTES

A motion to adopt the minutes was made by Mr. Kingston, seconded by Mr. Endicott and approved. Abstain: Young, Harney and Riordan.

APPROVAL OF THE APRIL 16, 2015 MEETING MINUTES:

A motion to adopt the minutes was made by Mr. Harney and seconded by Mr. Riordan, and approved. Abstain: Young.

SWEAR IN PAUL DIETRICH

APPLICATIONS

1. TRINITY UNITED METHODIST CHURCH – BLOCK 653.02 LOT 19 – PB06-15

Application is for a site plan waiver to construct a 20' x 24' wood pavilion at 20 Route US 9 North in Marmora.

Christine Fellows, Esquire, represented the applicant.

Dr. Richard Fellows, 121 Reading Avenue, Tuckahoe, was sworn. He is a trustee of the church. He testified they have a large field behind the church that was previously used as soccer fields. The field is not utilized much anymore. They propose to construct a wood

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pavilion on the south side of the property. This structure would be open on three sides and would have a flat roof. They intend to utilize the pavilion for church activities such as a praise fest during the summer. He believes the pavilion would not impact the traffic flow, drainage or lighting.

They chose this location since it is more than 500 ft. from the neighbors on the north side. The structure would be on concrete piers on the grass. Lawns chairs would be used for seating.

Mr. Dietrich testified that he believes the application meets the criteria for a site plan waiver. He stated that there is ample parking.

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

MR. YOUNG – Trinity United Methodist Church has standing to make this application. The pavilion would be multi use and could be used for township functions also. The pavilion would be a low impact use. An area to hold concerts is something the township needs. He feels this would be a beneficial use. The applicants have met the criteria for a site plan waiver.

MR. ENDICOTT – Nothing to add.

MR. BREADY –He has nothing to add.

MR. HARNEY – He concurs.

MR. KINGSTON – Dr. Fellows has testified he would take the neighbors into consideration.

MR. RIORDAN – The Township Engineer has stated the application meets the criteria for a site plan waiver. There was no public comment.

MR. KELLY – The property is located at block 653.02 lot 19. The property is located in the “R” zone. There are no variances requested.

A motion to grant the application was made by Mr. Harney and seconded by Mr. Riordan. In favor: Young, Bready, Harney, Riordan, Kingston, Endicott, Kelly.

2. SP MARMORA LIMITED LIABILITY CO./SP MARMORA PAD LLC –
BLOCK 651 LOT 1 – PB05-15

Application is for preliminary and final site plan approval and variance for the number of free standing signs for two additional office/retail buildings at the Marmora Shopping Center, 4 W. Roosevelt Boulevard in Marmora.

Julius N. Korschak, Esquire, represented the applicant. Christopher Scarborough, 415 New Road, Somers Point, was sworn along with Edmond C. Speitel, Professional Engineer.

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Mr. Korschak explained this is the Shop Rite Shopping Center which is located in the TCC zoning district and consists of 18.81 acres. The planning board granted the site plan and variances for the shopping center in 2007. A majority of the center has been constructed. The original approval included a 12,900 sq. ft. retail building on the northwest corner of the site that was never constructed. They are now proposing two buildings on the site, a 3,900 sq. ft. office building for Mr. Scarborough and a 6,840 sq. ft. retail building. This is 2,000 sq. ft. less than the previously approved building and requires fewer parking spaces. The number of parking spaces required is 549 and they have 566 proposed spaces.

Mr. Korschak stated they are proposing a monument sign as required in the ordinance. They currently have four freestanding signs on site and they are proposing a fifth sign for the office building. A variance is needed for the number of freestanding signs. He stated that the additional sign should not be an issued due to the size of the property and that there are four entrances to the site.

Mr. Speitel testified the proposed office building would be utilized as the Scarborough's corporate office. He described the building as unique and fascinating. This location was chosen because of its high visibility. There would be a gated entrance to the parking lot in the rear of the office. The dumpsters currently in this location would be relocated along with a shed. They are getting some interest lately from banks wanting freestanding ATM's. The number of parking spaces and impervious coverage has been reduced. He stated that a sign is proposed in front of the new building. This would be a single faced 45 sq. ft. monument sign with a 3 ft. high stone base that would match the stones on the building. The sign is for identification purposes and would not have any impact on the zoning plan or the public good. He agreed to add flowers and landscaping on the corner of Stagecoach Road and Roosevelt Boulevard to add color. There was also discussion concerning sidewalks. The applicant agreed to remove the dead trees from the designated preservation area.

Mr. Dietrich stated that the applicant does not propose a building mounted sign. He addressed the clothing bins.

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

MR. RIORDAN – SP Marmorata Limited Liability Company and SP Marmorata PAD LLC are the applicants. The applicants are requesting to construct two retail/office buildings at the Shop Rite Shopping Center at 4 W. Roosevelt Boulevard in Marmorata. A site plan was prepared by Speitel and Speitel Inc., dated 7/27/04 and last revised 5/5/15. The applicant was represented by Jules Korschak. Christopher Scarborough provided testimony as well as Edmond Speitel. The proposed office building will be 3,900 sq. ft. and will serve as a corporate office for Scarborough Corporation. There is also a 6,890 sq. ft. retail building proposed. The proposed monument sign conforms to the area requirement. There was no public comment.

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MR. YOUNG – He feels the proposed building will aesthetically enhance the corner of the property. The applicant has agreed to add flower beds at the base of the sign.

MR. KINGSTON – Nothing to add.

MR. HARNEY – He feels the two buildings will be a great addition to the township.

MR. BREADY – Nothing to add.

MR. ENDICOTT – Nothing to add.

MR. KELLY – The dumpsters and shed will be relocated and a new trash enclosure will be built.

A motion was made by Mr. Young and seconded by Mr. Harney to grant the application with the condition the first page of the site plan will be revised to indicate there is no variance needed for a monument sign and this is proposed retail not future retail, the plans will be revised to include flower beds at the base of the sign and the corner of Stagecoach Road, the applicant agrees to clear out the dead trees located in the southwest corner of the property, the revised plans will evidence the location of any clothing bins and show any modification in the number of parking spaces. In favor: Young, Bready, Harney, Riordan, Kingston, Endicott, Kelly.

OPEN TO PUBLIC

Aaron Greis, 80 Butter Road, was sworn. He had questions regarding 40 Butter Road. He stated the owner is dumping concrete on the property. The pile of debris is still on site. He stated that the property is an eyesore.

BILLS

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

DECLARATORY JUDGEMENT

Mr. Dietrich stated that the Township Committee authorized a resolution for the attorney and the planner the committee hired to file the Declaratory Judgment before July 8, 2015 for affordable housing.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Harney, seconded by Mr. Kingston, and approved. The meeting was adjourned at approximately 8:26 p.m.

Submitted by,

Shelley Lea