

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
FEBRUARY 16, 2017**

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: Georgette Costello, Michael Endicott, Joseph Harney, Ted Kingston, Gary Riordan, Robert Young, Committeeman Hobart Young, Roy Zahner and Chairman James Kelly.

Absent: Scott Morgan and Mayor Richard Palombo.

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

APPROVAL OF THE JANUARY 19, 2017 REORGANIZATION MEETING MINUTES

The minutes were corrected to indicate that Mr. Dietrich was not present at the January meeting.

A motion was made by Mr. Harney and seconded by Mr. Riordan to approve the minutes with the amendment. In favor: Costello, Endicott, Harney, Kingston, Riordan, R. Young, H. Young, and Kelly.

PAUL DIETRICH WAS SWORN

APPLICATIONS

1. TODD PULLEY – BLOCK 382 LOTS 3 & 4 – PB 06-16

Application is for site plan waiver and variance to allow parking on a gravel surface, to operate a martial arts studio at 1870 Route 50 in Tuckahoe.

Todd Pulley and Carol Pulley, 56 Main Street, Southampton, New Jersey were sworn in. Dan Dixon, 401 Cedar Street, Millville, New Jersey, was also sworn.

There was discussion as to whether the applicant requires a variance to allow the existing parking area to remain unpaved. The property is in the CMP zoning district.

There was a short break at this time. (7:45 until 7:52)

It was decided that there is not a need for upgrading or paving of the parking area. There is no need for a variance only site plan waiver. Notices are sufficient.

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Mr. Pulley testified the owner of Route 50 Properties, LLC, is his Carol Pulley his wife. They have owned this building for 13 or 14 years. They have utilized the building as a satellite office

for their own business for five years. For the last several years they have been trying to lease the building or sell it. Mr. Dixon has decided the space would be perfect for his martial arts studio. There would be 1,700 sq. ft. of instructional space inside the building which requires seventeen parking spaces. He has sketched the spaces on the survey. There is no clearing required or additional gravel. The rest of the building would be used for a bathroom, office and storage.

Mr. Dixon testified that he teaches Brazilian Jiu Jitsu. He currently has a studio in Millville. He proposes to be open Monday and Wednesday nights and maybe some smaller classes during the week. He would like to open a second location to serve the people in this area. He does not propose any tournaments. The kids' classes would be 5:30 until 6:30 and the adult classes would be 7 until 8. He may have a couple small morning classes. He stated that approximately 2/3 of the parents drop off and leave. There was a short discussion concerning lighting, landscaping and a handicap parking space.

Mr. Pulley testified they are allowed a 30-sq. ft. sign on the building and they propose to conform. He intends to remove one section of the existing vinyl fence.

Mr. Dietrich stated that if the business is successful and additional parking is needed the applicant would have to return to the board with a revised plan for parking. He requested the applicant supply the zoning officer with a floor plan of the interior of the building showing the proposed 1,700-sq. ft. of instructional space.

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

MR. RIORDAN – Route 50 Properties, LLC, is requesting a site plan waiver to operate a martial arts studio at 1870 Route 50 in Tuckahoe also known as block 382 lots 3 & 4. The applicant represented himself in the application. Mr. Dixon the owner/operator of the martial arts studio gave testimony. Mr. Pulley testified that 1,700-sq. ft. of area would have mats and would be used for an instructional area. Seventeen parking spaces are required and will be provided. Most of the classes would be conducted in the evening. The proposed building mounted sign will conform to the size requirements. A floor plan of the interior of the building will be given to the zoning officer. There was no public comment. A survey of the property prepared by Schaeffer Nassar Scheidegg, dated 10-27-16 was provided as part of the application.

COMMITTEEMAN YOUNG – He concurs with Mr. Riordan. He finds this application qualifies for a site plan waiver. This is a permitted use in the CMP zoning district. This building has been used for assembly since it was built. This is the former American Legion Hall and was used for banquets, dances, etc. and has always functioned well as is. He finds that not requiring paving in the parking area is consistent with the area. He further finds that the proposed gravel parking area conform with the rural nature of Tuckahoe.

MR. ENDICOTT – Nothing to add.

MRS. COSTELLO – Route 50 Properties, LLC has owned the property for 14 years and used the building as their own office for 5 years. They plan to lease the building to Mr. Dixon. The hours of operation would be 5 pm until 9 pm two nights a week. The outside lighting is adequate for evening classes. The board engineer has requested a floorplan showing the proposed 1,700 sq. ft. matted space.

MR. YOUNG – Nothing to add.

MR. HARNEY – The applicant agreed to upgrade the parking area. A portion of the vinyl fence will be removed if needed in the drive aisle. A pad will be added for the handicap space.

MR. ZEHNER – He concurs. He finds the proposed use of the building is a benefit to the community and the property owner. He does not feel the applicant should have to pave the parking area.

MR. KELLY – The control of pot holes would be an ongoing maintenance situation. The applicant will look at adding additional landscaping. The hard surface to be added for a handicap parking space is 20' x 13'.

MR. KINGSTON – Mr. Dixon testified that if the parking is not sufficient he would break up into smaller classes.

A motion was made by Mr. Harney and seconded by Mr. Riordan, to grant the site plan waiver with the conditions that no more than 1,700 sq. ft. of the interior of the building would be used for instructional area and that a floorplan be provided to the zoning officer showing the instructional area, the applicant will grade and maintain the parking area to the satisfaction of the board engineer prior to the commencement of use of the property, the applicant will construct a 20' x 13' concrete pad for a handicap space and one section of the fence on the east side of the building will be removed. In favor: Costello, Endicott, Harney, Kingston, Riordan, Committeeman Young, Young, Zahner, Kelly.

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Harney, seconded by Mr. Endicott, and approved. The meeting was adjourned at 8:28 p.m.

Submitted by,

Shelley Lea
Board Secretary