

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
APRIL 25, 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, Ted Kingston, Robert Young, Gary Riordan, Vice Chairman Joseph Harney.

Absent: Michael Endicott, Scott Morgan, Hobart Young, Mayor Richard Palombo, Roy Zahner and James Kelly.

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

APPROVAL OF THE MARCH 16, 2017 MEETING MINUTES

A motion was made by Mr. Kingston and seconded by Mrs. Costello, to approve the minutes. Abstain: Riordan and Harney.

PAUL DIETRICH AND SHELLEY LEA WERE SWORN IN

APPLICATIONS

1. ROBERT J ROLLER JR. – BLOCK 549.01 LOT 1.03 – PB 02-17

Applicant is requesting a site plan waiver to utilize an existing garage for storage and prepping of food for an offsite catering operation and a variance to park on a surface other than asphalt at 123 Route 50 in Seaville.

Robert J. Roller, 220 Route US 9 North, Beesleys Point, New Jersey, was sworn. Mr. Roller testified he proposes to utilize the existing garage For storage of equipment and inventory and the trailer as a kitchen. The trailer has refrigeration a commercial sink and water. He caters outside festivals and parties.

Mr. Roller is at this location since he was cited by the Zoning Officer for running the commercial operation from his home. This property is in the TC zoning district which allows mixed uses. Prior use of the building include a kayak rental facility, storage garage and a farmers market. There was discussion concerning the surrounding area and their prior and current uses. The Google map included in the application shows the Township drainage area behind this lot. There is not a house directly behind this property so there is a significant buffer. Drainage calculations are not needed for the small parking area since is it diminimiss.

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Mr. Roller testified he proposes to add a curb cut on Canterbury Lane for delivery trucks to enter and exit the site rather than using Route 50. He receives deliveries once a week. He proposes to add a stone parking area for employee parking, storage containers and a portable toilet. He proposes to use a portable sandwich board sign in front of the property. He will bring the sign in each night. He is not proposing a permanent sign. He will not be doing retail sales on this property. He proposes to cook on site and transport the food to an offsite location. His equipment is inspected by the Cape May County Health Department every year. His place of origin is Kirk's Pizaa where he takes his grey water and picks up fresh water. There is a light in the back and the front of the building. There are also lights inside the trailer. He plans to paint the building and add some plants in decorative planters to make the site look better.

Mr. Roller proposes to locate storage containers on site as shown on the survey. These Conex boxes would be used for storage of equipment needed for his business.

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

MR. RIORDAN – Robert J. Roller, Jr. d/b/a Iron Kettle BBQ and Catering LLC is requesting a site plan waiver to utilize an existing garage as storage and prepping of food for an offsite catering business and a variance to park on a surface other than asphalt. The property is located at 123 Route 50 in Seaville also known as Block 549.01 Lot 1.03. The applicant is inspected by the Department of Health each year. He will use a portable sign that conforms to the land use ordinance. The catering is done entirely offsite and there will be no retail on this site. The Plan of Survey prepared by Stephen Martinelli, dated March 25, 1999 may not show the current conditions on site. There was no public comment. He finds the variance can be granted without detriment to the public and conforms to the definition of a site plan waiver.

MRS. COSTELLO – The proposed use appears to be permitted in the TC zone. The criteria for a site plan waiver has been satisfied.

MR. KINGSTON – He finds the proposed use will not affect the drainage, parking, lighting on site and qualifies for as a site plan waiver. The applicant is moving his business from a residential zone to a commercial zone which is an improvement.

MR. YOUNG – He concurs.

MR. HARNEY – He finds this business is permitted in the TC zone. A new curb cut is proposed on Canterbury Lane and a stone parking area for up to 2 or 3 cars is being added. There will be no retail on site and no food can be picked up at this site. He finds this meets the criteria for a waiver.

A motion was made by Mr. Riordan and seconded by Mr. Kingston, to grant the application as presented with the conditions the portable sign will be taken in every evening, there will be no retail sales or pick up at this location and the applicant shall install a driveway apron on Canterbury Lane. In favor: Costello, Kingston, Riordan, Young and Harney.

RESOLUTIONS

1. RAYMOND LEPS – BLOCK 323 LOTS 4 – 8, 25 & 26 – PB 02-17
2. ATLANTIC MASONRY SUPPLY – BLOCK 565.03 LOTS 55.02, 56 & 57 – PB04-16
3. ACTION SUPPLY INC – BLOCK 549 LOTS 110 – 136 AND BLOCK 565.03 LOT 54 – PB 05-16

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A motion to adopt the resolutions was made by Mr. Kingston and seconded by Mrs. Costello.
Abstain: Riordan and Harney.

BILLS

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

ADJOURNMENT

A motion was made by Mr. Riordan and seconded by Mrs. Costello to adjourn the meeting. The meeting was adjourned at 8:17 p.m.

Submitted by,

Shelley Lea
Board Secretary