

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
JUNE 21, 2018**

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, Jack Griffin, Joseph Harney, Ted Kingston, Gary Riordan, Committeeman Hobart Young and Chairman James Kelly.

Absent: Robert Young, Scott Morgan and Mayor Richard Palombo.

Also in attendance were Jeffrey P. Barnes, Board Solicitor; Paul Dietrich, Board Engineer and Shelley Lea, Board Secretary and Zoning Officer.

APPROVAL OF THE MAY 17, 2018 MEETING MINUTES

A motion to approve the minutes was made by Mr. Harney, seconded by Mr. Riordan, and approved. Abstain: Georgette Costello, Michael Endicott, Hobart Young.

SWEAR IN PAUL DIETRICH

APPLICATIONS

1. **MATTHEW UNSWORTH – BLOCK 457 LOT 1.01 – SD 02-18**

Application is for sketch plat classification of a proposed major subdivision to create four lots from one existing lot at 629 Route 50 in Petersburg.

Mr. Dietrich testified the applicant wants to create four buildable lots. A variance for lot depth is being requested. This is a major subdivision since more than three lots are being created. The applicant will also have to obtain preliminary and final subdivision approval. He will review the RSIS standards to determine if sidewalks are needed. This property is not located in the Pinelands.

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

MR. RIORDAN – Matthew Unsworth is applying for sketch plat classification of a proposed major subdivision to create 4 lots at 629 Route 50. The subdivision includes four lots and that meets the criteria for a major subdivision.

MR. ENDICOTT – Nothing to add.

MR. KINGSTON – Nothing to add.

MR. HARNEY – Proposed lot 1.03 requires a variance for lot depth.

MR. GRIFFIN – Nothing to add.

MRS. COSTELLO – Nothing to add.

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MR. YOUNG – He concurs with Mr. Riordan. He finds this proposal meets the definition of a major subdivision.

MR. KELLY – Mr. Unsworth is the contract purchaser of the property. The property is located in the R zone. The subdivision plan is dated 5-24-18.

A motion to classify the proposed subdivision as a major was made by Mr. Young and seconded by Mr. Harney. In favor: Costello, Endicott, Griffin, Harney, Kingston, Riordan, Young and Kelly.

2. DOROTHEA WILLIAMS AND WAYNE WILLIAMS – BLOCK 551 LOT 13 – PB 01-18

Application is for site plan waiver to construct a 36' x 96' pole barn and variances for the height of the structure and accessory building coverage and impervious lot coverage at 101 Route 50 in Seaville.

Dorothea Williams and Wayne Williams were sworn.

James Maffei, Professional Engineer, was sworn. He testified this is the golf cart sales property across from Advantage Rental. The applicant is proposing to construct an accessory structure to store the golf carts. The property is in the TC zoning district. The building would be in the rear of the property as shown in the plan by EDA, dated 4-12-18 and revised 4-30-18. Variances are needed for the height of an accessory structure, 23.5' proposed where 20 ft. is permitted, accessory building coverage, 5% permitted and 9% proposed and impervious lot coverage, 50% permitted, 74.3% proposed. The building would not be seen from Route 50. The building would have a concrete floor but would not have water or bathrooms. No exterior lighting is proposed on the building.

Mr. Williams testified the garage would help keep the golf carts clean and out of the weather. He intends to finish the project on Hope Corson Road and Route 50 after the garage is built. The hours of operation are 8 a.m. until 5 p.m. Monday through Friday and 8 a.m. until 2 p.m. on Saturday. No customers will be permitted in the storage area. The building would be used for storage and the storage is ancillary to the primary business.

Mr. Maffei testified a majority of the structure would be built on top of stone. The stone is counted as impervious coverage; therefore, the impervious coverage is not changed substantially. The run off will be collected through down spouts to a storm water system behind the building. The existing and proposed uses are permitted in the zone.

The meeting was open to the public.

James Mullen, 68 Hope Corson Road, was sworn. He is concerned that he will see the building from his home since the proposed building is so tall. Mr. Williams agreed to plant evergreens along the side property line.

Hearing no further comment the meeting was closed to the public and returned to the board for findings of fact.

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MR. RIORDAN – Dorothea Williams and Wayne Williams have submitted an application for site plan waiver to construct a 36 ft. x 96 ft. pole barn and variance for the height of the structure and accessory building coverage and impervious lot coverage. Joseph Maffei, PE, testified that if stone were not included as impervious coverage a variance would not be needed. Mr. Mullen, a neighbor within 200 ft. had concerns about removal of trees. The applicant has agreed to plant a row of trees behind the storage building and along the side of the building. The site plan was prepared by EDA and dated 4-12-18 and revised 4-30-18. A survey prepared by Stephen Martinelli is dated 3-13-18 was made part of the application.

MRS. COSTELLO - The proposed metal storage building would be for the storage of about 60 golf carts. The building would have electric service but no water, bathroom or exterior lighting. It would be placed on existing stone area and would have a concrete floor. There would not be customer access to the building. Hours of operation are 8 until 5 Monday through Friday and 8 until 2 on Sunday.

MR. YOUNG – Rain water would be channeled into an underground storage system. The applicant agreed to plant trees on the property line. This property has a history of being well maintained.

MR. HARNEY – Variances are needed as part of the application.

MR. ENDICOTT – The property is zoned TC.

MR. KINGSTON – The impervious coverage will increase from 67.56% to 74.3% by adding the building.

MR. GRIFFIN – Nothing to add.

MR. KELLY – Nothing to add.

A motion was made by Mr. Young and seconded by Mr. Riordan, to approve the application with conditions. In favor: Costello, Endicott, Griffin, Harney, Kingston, Riordan, Young, Kelly.

DISCUSSION

Mr. Dietrich testified that because of an error in the notice the Master Plan Reexamination will not be heard tonight. The regular meeting will begin at 6 p.m. on July 19, 2018 and the Master Plan Reexamination will begin at 7:30 p.m. A special public meeting is being scheduled for August 8, 2018 at 5 p.m.

PUBLIC PORTION

The meeting was open to the public. Ralph Cooper, 6 Gladwyn Drive, was sworn. He was present to hear the amendments to the master plan.

BILLS

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

ADJOURNMENT

A motion to adjourn was made by Mr. Kingston and seconded by Mr. Endicott. The meeting was adjourned at 9:02 p.m.

Submitted by,