

# **UPPER TOWNSHIP PLANNING BOARD REORGANIZATION MEETING MINUTES JANUARY 16, 2020**

The annual reorganization meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey. The meeting was called to order at 7:30 p.m.

## **SUNSHINE ANNOUNCEMENT**

## **SALUTE TO THE FLAG**

## **ROLL CALL**

Present: Georgette Costello, Ted Kingston, Craig Reeves, Gary Riordan, Hobart Young, Acting Chairman Joseph Harney.

Absent: Michael Endicott, Mayor Richard Palombo, Robert Young Sr.

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

## **REORGANIZATION**

Solicitor Barnes announced that since there is not a full board present and based on the passing of our Board Chairman, James Kelly, it makes sense to have Mr. Harney act as the interim Chair for this meeting. Hopefully next month there will be a full board present and nominations will be taken for Chair and Vice Chair at that time.

A motion to nominate Jeffrey Barnes as Board Solicitor was made by Mr. Riordan and seconded by Mr. Kingston. Hearing no other nominations, the nominations were closed.

**JEFFREY P. BARNES BOARD SOLICITOR FOR 2020**

A motion to nominate Paul Dietrich as Board Engineer was made by Mr. Young and seconded by Mr. Riordan. Hearing no other nominations, the nominations were closed.

**PAUL DIETRICH BOARD ENGINEER FOR 2020**

A motion to nominate Shelley Lea as Board Secretary was made by Mr. Harney and seconded by Mr. Young. Hearing no other nominations, the nominations were closed.

**SHELLEY LEA BOARD SECRETARY FOR 2020**

## **OFFICIAL NEWSPAPERS 2020**

A motion was made by Mr. Riordan and seconded by Mr. Kingston, to utilize The Press and the Sentinel Ledger as the official newspapers.

## **APPROVAL OF THE MEETING DATES FOR 2020**

A motion to approve the meeting dates for 2020 was made by Mr. Young, seconded by Mr. Riordan, and approved.

### **APPROVAL OF THE MEETING MINUTES**

A motion to approve the minutes was made by Mr. Kingston, seconded by Mr. Riordan, and approved.

### **APPLICATIONS**

#### **1. DISCUSSION REGARDING THE MASTER PLAN REEXAMINATION**

- (a) Proposed revisions to the Strathmere zoning
- (b) Proposed changes to the land use ordinance and zoning map
- (c) Public Access Plan

Solicitor Barnes announced that the items associated directly with the revisions to the Strathmere ordinance will not be heard this evening. He stated there were some concerns as to whether the planner would be here in a timely fashion it was decided to table the discussion until next month, so the board members are adequately prepared and have all the information they need.

#### **2. G2 VENTURES (JASON GRECCO AND SCOTT GEORGETTI – BLOCK 600 LOT 34 – PB 03-19)**

Application is for preliminary and final site plan approval and variances for front yard setback to construct two office/storage/workshop buildings and a variance from not providing 30% residential at 206 Route US 9 South in Marmora.

Robert T. Belasco, Esquire, represented the applicants. He stated the subject property consists of 4.5 acres and is zoned MTCD. There is an existing two-family dwelling on this wooded lot. This is a flag shape lot with unique circumstances. The applicants propose to develop the site with two 9,750 SF commercial buildings. Each building will contain 5 units for a total of 10 units on site. Each unit will be provided 300 SF of office space and approximately 1,600 SF of storage and workshop space. Parking will be provided in the front of each building for a total of 32 off street parking spaces. Access will be provided in the rear of each unit for truck deliveries. The run down two-family dwelling in the front will be renovated and used to comply with the townships affordable housing.

Mr. Belasco stated a zero front yard setback is required in the MTCD and the applicant is requesting a variance to allow a 90.3' setback. They are also requesting a variance for not providing 30% residential use. The existing two-family dwelling will fulfill the 20% COAH requirement. There are 3 non-conforming conditions, lot frontage, lot width and landscape buffer.

Scott Georgetti, a member of G2 Ventures and Vincent Orlando, PE, were sworn.

Mr. Georgetti testified he is a member of G2 Ventures along with Jason Grecco. Mr. Grecco is a landscape contractor and he is a building contractor. Both live in the township. They have owned the property for one year. The residence is vacant and was last occupied 3 or 4 years ago. They hope to rebuild the structure and possibly add a front porch to make it look historical. Both applicants plan to use a portion of the proposed building for their own businesses. He believes the buildings will be used by contractors or someone looking for storage with one employee in an office. There is a possible gym occupying a unit. Mr. Dietrich stated that a gym would require additional parking spaces and would have to come back to the board. He also stated there is no outside storage shown on the plan and that contractor and employee vehicles must be parked in the designated parking spaces.

Mr. Georgetti testified that in Phase I he intends to construct one of the proposed buildings, complete the site work and pad work and finish the residential structure. Phase I should be complete in 6 or 7 months. He anticipates the hours of operation would be 8 am until 4:30 p.m. Monday thru Friday with some business taking place on Saturday.

Mr. Orlando testified he prepared the plans dated 11/14/19 and revised 12/6/19. He stated the MTCD requires a mix of commercial and residential. He stated that if the township ever gets sewer it would make mixed use buildings easier to accommodate. He reviewed the COAH requirements. He discussed constructing 6 residential units above the commercial units when sewer is available. He discussed the three proposed phases of the project. This would benefit the applicants since they would generate additional income. He finds there is no detriment to the zoning requirements because of the COAH housing units.

Mr. Orlando testified that Phase I would consist of a 25' wide asphalt drive, the two-family dwelling, building #1 and the drainage associated with the development. Phase II would contain the continuation of the asphalt driveway and building #2. All site improvements except for the driveway and parking for Phase II will be done in Phase I.

Mr. Orlando stated that LED lighting would be utilized. All signage will comply with the ordinance. The three pre-existing non-conforming conditions will not be exasperated. The landscape buffer will comply with the ordinance except for the area near the residence where the driveway to be removed is located. The buildings can't meet the front yard setback due to the odd shape of the lot. He feels that in some areas it doesn't make sense to have a 0 ft. setback and a walkable community. They are providing curb and sidewalk out front although he doubts many people will walk to this area.

Mr. Orlando testified the variances could be granted using the C1 criteria due to the unique configuration of the lot. He feels there is no substantial detriment to the zone plan or zoning ordinance or the surrounding area by granting the variances. He finds the benefits of granting the relief outweigh any detriments. In his opinion the zone is to

provide for affordable housing within the town center. He stated that currently two residential units are provided for affordable housing. He is not saying they will not build the rest of the residential units, but it will not be under Phase I or Phase II since it is not practical given the lack of sewer. He stated that when sewer becomes available there will be the ability to construct mixed use buildings. The applicants are aware they will have to apply for site plan approval to show the board where the residential units will be built prior to constructing them. Mr. Barnes stated the ordinance is crafted in such a way that sewers are needed to satisfy the ordinance.

Mr. Dietrich stated the plan meets the design standards. He asked that handicap ramps be added to the plan and that the standard COAH deed restriction be filed.

Mr. Reeves stated it will be difficult to get the trash trucks to the proposed location of the trash and recycling area. Mr. Orlando agreed to move the dumpsters to the south side of the unit. Mr. Orlando also stated the attached signs will comply.

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

MR. RIORDAN – G2 Ventures has submitted an application to construct two office/storage/workshop buildings at 206 Route US 9 South in Marmora. Scott Georgetti provided testimony. Robert Belasco represented the applicants. There was expert testimony by Vince Orlando. He mentioned this is one of the first cases to come before the board for a mixed use. The existing duplex will be used for COAH housing. One will be low income and the other moderate income. Phase I will be the construction of a 9,750 SF commercial building, the renovation of the duplex and site improvements. Phase II will be the construction of a 2<sup>nd</sup> 9,750 SF commercial building. Phase III will be future residential development. The variance for the landscape buffer only pertains to the front of the property. The signage complies with the ordinance. Mr. Orlando testified the benefits of the two affordable housing units and the better use of open space outweigh any detriments. The township engineer has confirmed the plan complies with all applicable design standards and recommends the applicant follow the standard documentation requirements for COAH. There was no public comment. The site plan was prepared by EDA, dated 11/14/2019 and revised 12/6/2019. The survey was prepared by Stephen Martinelli, dated 7/17/2019.

MR. YOUNG – He concurs. He finds this is a great project for the downtown area.

MRS. COSTELLO – Both the proposed buildings will contain 5 units consisting of office, storage and workshop area. Thirty-two parking spaces are being provided. The applicants have agreed to add handicap ramps and relocate the trash enclosure.

MR. KINGSTON – The application consists of 3 phases. Phase I includes renovating the existing duplex for a total of 4 COAH credits and construction of the 1<sup>st</sup> commercial building. Phase II is the 2<sup>nd</sup> commercial building and Phase III is the construction of residential units on the property. A front yard setback variance is requested since the ordinance requires a 0 ft. setback and the buildings are not being constructed on the property line. The existing structure is 90 ft. from the front property line.

MR. REEVES – He concurs.

MR. HARNEY – He finds the COAH criteria has been met. He agrees the C1 variance can be granted because of the irregular shape of the lot. There is not much that can be done in regard to the residential housing until sewer is made available. The survey shows more than one lot; however, the application is for lot 34 only.

A motion was made by Mr. Young and seconded by Mr. Riordan to approve the application for preliminary and final site plan approval with variances for front yard setback, 0 ft. is required, and 90.3 ft. exists; variance for not providing 30% of the residential housing; lot frontage and lot width variance, 250 ft. is required and 132 ft. exist, landscape buffer variance 15 required and 9.2 ft. exist, with the condition there will not be any outside storage, the applicant shall provide a deed to comply with affordable housing requirements and phase I must be completed before a certificate of occupancy can be issued. In favor: Costello, Kingston, Reeves, Riordan, Young, Harney.

### **MASTER PLAN REORGANIZATION**

Mr. Dietrich discussed the BL England property in Beesleys Point. The property is in the Residential and Utility zone. With the plant closing these zones no longer make much sense. A water front town center is now being considered because of its unique location on the waterfront. A subcommittee will be formed to review the proposed zone.

Mr. Barnes discussed septic wall heights.

### **RESOLUTIONS**

#### **1. JEFFREY BARNES, ESQUIRE, PROFESSIONAL SERVICES**

A motion to adopt the resolution was made by Mr. Kingston, seconded by Mr. Riordan, and approved.

#### **2. MEETING DATES 2020**

A motion to adopt the resolution was made by Mr. Kingston, seconded by Mrs. Costello, and approved.

### **BILLS**

A motion to approve the bills as submitted was made by Mr. Young, seconded by Mr. Riordan, and approved.

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Young, seconded by Mr. Kingston, and approved. The meeting was adjourned at 9:39 p.m.