

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
DECEMBER 20, 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, Jack Griffin, Joseph Harney, Ted Kingston, Gary Riordan, Hobart Young, Robert Young and Chairman James Kelly.

Absent: Michael Endicott, Scott Morgan, Mayor 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 NOVEMBER 15, 2018 MEETING MINUTES

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

SWEAR IN PAUL DIETRICH

TABLED APPLICATION

1. **BUJAR AND GAWI DAKU – BLOCK 846 LOT 4 – PB 07-18**

Application for preliminary and final site plan approval and variances for impervious coverage and number of parking spaces at LaFontana Restaurant, 1 S. Commonwealth Avenue in Strathmere.

Correspondence from Daniel J. McCann, Esquire, requests to table the application until January 17, 2019 meeting at 7:30 p.m. There will be no further notice of this application required.

APPLICATIONS

1. **ST MAXIMILLIAN KOLBE PARISH – BLOCK 846 LOT 4 – PB 07-18**

Application is for preliminary and final site plan approval and variance for the number of parking spaces to construct a 10,429.50 sq. ft. parish hall at 200 W. Tuckahoe Road in Marmora.

Daniel McCann, Esquire, represented the applicant. Mr. Griffin stepped down from discussion and voting on this application.

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Joseph Maffei, Professional Engineer with EDA, was sworn. He testified the original approval was for 7,200 sq. ft. building. Since then a temporary pavilion was put up. The pavilion has been removed as part of this application. Along with the construction of a proposed 10,429.50 SF parish hall would be 14 new parking spaces. The storm water basin would be enlarged to accommodate the additional square footage of the building. A parking variance is needed to allow 143 parking spaces where 179 are required. He believes the variance can be granted since the church and the parish would not be used at the same time. He feels there is plenty of parking on site. The proposed structure would contain a gymnasium and a kitchen.

Msgr. Peter Joyce testified the gymnasium is more of a large all-purpose room for gatherings and fellowship following the service. He stated that vehicles are parked on the side of the road two or three times a year. Christmas and Easter are the busiest. The board discussed if there is a need for sidewalks. Mr. Dietrich does not feel sidewalks are needed at this time.

Mr. Maffei testified the applicant is requesting a waiver from providing sidewalks since they do not have pedestrian traffic.

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

MR. RIORDAN – The applicant is represented by Daniel McCann, Esquire. Expert testimony was given by Joseph Maffei. The size and design of the proposed building has increased since prior approval. The application conforms with all land use requirements except parking. A waiver has been requested for sidewalks. The ordinance requires 179 parking spaces and they are proposing 143 spaces. Father Peter Joyce testified the proposed parish hall and church would not be used at the same time. There were no public comments. The site plan was prepared by EDA and last revised 12/4/18. An updated Topographic Survey dated 12/7/18 was provided. He finds that positive attributes outweigh any detriments. The application can be approved without impairing the intent of the zoning ordinance.

MRS. COSTELLO – The storm water basin will be increased to balance out the additional square footage of the proposed building. She finds that granting the application would not have any detriment to the public.

COMMITTEEMAN YOUNG – The application is for minor changes to the previous approvals. The parking analysis is for the two buildings combined. If they were separate a variance would not be needed. It would be rare if the buildings were used simultaneously. The applicant intends to add 14 spaces. He does not feel the parking will be a detriment. He finds there is no sense in having sidewalks in this area at this time. He feels this is a great addition to the township and he is happy to see the church continue to grow. He sees no detriment in granting the application.

MR. HARNEY – He finds the parish hall will be a benefit to the community. He feels the waiver for the sidewalk is justified since there are no curbs or sidewalks in the area.

MR. KINGSTON – Nothing to add.

ROBERT YOUNG – He concurs.

MR. KELLY – He finds this is a nice project and that it would be a benefit to the community.

A motion to grant the application as proposed was made by Committeeman Young, seconded by Mr. Riordan, and approved. In favor: Costello, Harney, Kingston, Riordan, Committeeman Young, R. Young, Kelly.

BILLS

A motion to pay the bills was made by Mr. Harney, seconded by Committeeman Young, and approved.

RESOLUTIONS

1. 2019 MEETING DATES

A motion to adopt the resolution was made by R. Young, seconded by Mr. Harney, and approved. In favor: Costello, Griffin, Harney, Kingston, Riordan, Committeeman Young, R. Young, Kelly.

DISCUSSION

Mr. Dietrich reported that the Strathmere Subcommittee met again. He believes they are having good and productive discussions.

Mr. Harney discussed the changes made to the affordable housing for Osprey Cove. The housing requirement was reduced by 7 units. Mr. Dietrich testified that instead of the applicant providing 7 rentals they will provide 20 rentals. With each rental the township gets a bonus credit. The courts changed this number and the township committee has agreed with the number. The township will receive more credits than they did under the prior approval. There is more of a market for low income rental properties than for low income houses for sale. The applicant is now seeking a use variance from the zoning board for density to construct on Harriet Lane. The Planning Board reviewed and approved the change as part of Fair Share and the Master Plan Reexamination.

ADJOURNMENT

A motion to adjourn was made by R. Young and seconded by Mr. Griffin. The meeting was adjourned at 8:16 p.m.

Submitted by,

Shelley Lea