

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
SEPTEMBER 12, 2013**

The regular meeting of the Upper Township Zoning Board of Adjustment 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: Christopher Phifer, Andrew Shawl, Matthew Unsworth (7:37), Joseph Healy, Susan Adelizzi-Schmidt and Paul Casaccio.

Absent: Jeffrey Pierson, Lynn Petrozza, Hobart Young and Alistair Lihou.

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

**APPROVAL OF THE AUGUST 8, 2013 MEETING MINUTES**

A motion to approve the minutes was made by Ms. Adelizzi Schmidt, seconded by Mr. Shawl and approved. Abstain: Phifer and Healy.

**SWEAR IN BOARD PROFESSIONALS**

**APPLICATIONS**

1. SARANDOE KORDOMENOS – BLOCK 558, LOT 29 – BA15-13

Applicant is requesting a use variance for the expansion of a non-conforming use and a side yard setback variance, to construct an addition to a single-family dwelling at 3020 Route US 9 South in Seaville.

Randy and Laura Kordomenos were sworn. Mr. Kordomenos testified that they bought the property 3 months ago. The house they are living in right now in Marmora is too small since their family is expanding.

Mr. Kordomenos testified that the subject lot has frontage on Route 9 and Corson Tavern Road. The lot is long and narrow. The house is a non-conforming use in the commercial (TC) zoning district. A photo of the rear of the dwelling, architectural elevations and floor plan were supplied as part of the application. They propose to construct an addition

in the rear of the home and convert the garage into living space. The proposed improvements would not affect the well and septic. The house would be compatible to other homes in the neighborhood. They propose to add a new heater as part of the improvements.

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

MR. SHAWL – Mr. & Mrs. Kordomenos have recently purchased property at Block 558, Lot 29, 3020 Route US 9 South in Seaville. The applicants are proposing an addition to accommodate their growing family. The house would not be expanded past the existing non-conformities. A use variance is needed to expand the house since it is located in the commercial zone. The size of the lot is adequate; however it is long and narrow. The addition would be in the rear of the home so it would not encroach further into the setbacks. A new higher efficiency heater will be installed. The variance could be granted due to the utilization of renewable energy resources and since the light, air and open space would be preserved. There was no public comment.

MR. PHIFER – He concurs. He finds that the application can be granted without substantial detriment to the public good. The variance could also be granted under special reasons C and E.

MS. ADELIZZI-SCHMIDT – She finds that the application should be granted.

MR. HEALY – He concurs.

MR. CASACCIO – He concurs. He incorporates the applicant's testimony as his findings.

A motion was made by Mr. Healy and seconded by Mr. Phifer to grant the application. In favor: Phifer, Shawl, Healy, Adelizzi-Schmidt, Casaccio.

### **RESOLUTIONS**

#### **THOMAS AND MAUREEN BOOTH – BLOCK 834, LOT 20M- BA11-13**

A motion to adopt the Resolution was made by Mr. Shawl and seconded by Ms. Adelizzi-Schmidt, and approved. Abstain: Phifer and Healy.

### **BILLS**

A motion to pay the bills was made by Ms. Adelizzi and seconded by Mr. Phifer, and approved.

### **CLOSED SESSION**

A motion was made by Mr. Shawl and seconded by Mr. Unsworth to go into Closed Session to discuss pending litigation at 7:41 p.m. The Board went back on the record at 7:43 p.m.

**DISCUSSION**

Chair Casaccio discussed the number of pending applications.

**ADJOURNMENT**

A motion was made by Mr. Phifer to adjourn the meeting. The meeting was adjourned at 7:45 p.m.

Submitted by,

Shelley Lea