

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
AUGUST 8, 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: Andrew Shawl, Matthew Unsworth, Lynn Petrozza, Susan Adelizzi-Schmidt and Paul Casaccio.

Absent: Christopher Phifer, Jeffrey Pierson, Joseph Healy, 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 JULY 11, 2013 MEETING MINUTES

A motion to approve the minutes was made by Ms. Petrozza, seconded by Mr. Shawl and approved.

SWEAR IN BOARD PROFESSIONALS

APPLICATIONS

1. **THOMAS & MAUREEN BOOTH – BLOCK 834, LOT 20 – BA11-13**

Applicants are requesting setback variances for a shed at 5 E. Sherman Avenue in Strathmere.

Thomas Booth, 9 Lexton Place, Voorhees, NJ, was sworn. Mr. Booth is the owner of 5 E. Sherman Avenue in Strathmere. He testified they are requesting a side yard setback variance for the shed, 5 ft. required, 3 ft. proposed. He is also asking for a variance to allow the distance from the rear of the house to the shed to be 6 ft. where 10 ft. is required. If he maintained the 5 ft. setback there would be no room between the shed and shower.

ZONING BOARD OF ADJUSTMENT

JANUARY 12, 2012

PAGE 2 OF 3

The shed cannot be located further toward the rear of the property due to the new septic that was installed in the spring. The shed is only 33 inches from the new outside shower which is the reason for the side yard setback. The shed cannot be located on the other side of the house because of the clean out for the septic. He believes that both the requested variances are reasonable. He agreed to amend his request to 33 inches between structures. He moved the shower from the side to the center of the house to provide privacy for his family since the adjoining property is the Strathmere Motel.

Mr. Dietrich agreed this is the only place on the site to locate the shed.

The meeting was open to the public. Hearing no response the public portion of the meeting was closed. The Board gave their findings of fact.

MR. UNSWORTH – Thomas & Maureen Booth are the owners of Block 834, Lot 20 located at 5 E. Sherman Road in Strathmere. They are asking for setback relief for the side yard and distance between structures for a shed and an outside shower. They recently installed a septic system that takes up most of the rear yard. This is the best and only location for the shed. The building coverage is currently less than shown on the survey dated 5-25-12 by JTS Engineers and Land Surveyors. He sees no detriment in granting the setback variances. There was no public comment.

MS. ADELIZZI-SCHMIDT – She is in favor of the application.

MR. SHAWL – He concurs.

MS. PETROZZA – She concurs.

MR. CASACCIO – She concurs.

A motion was made by Mr. Shawl and seconded by Ms. Adelizzi-Schmidt to approve the amended application for setbacks. In favor: Shawl, Unsworth, Petrozza, Adelizzi-Schmidt and Casaccio.

RESOLUTIONS

RANDALL W. ROASH – BLOCK 821, LOT 4 – BA08-13

A motion to adopt the Resolution was made by Mr. Unsworth, seconded by Ms. Petrozza, and approved. In favor: Shawl, Petrozza, Casaccio. Abstain: Adelizzi-Schmidt and Unsworth.

BILLS

A motion to pay the bills was made by Mr. Shawl and seconded by Mr. Unsworth and approved.

DISCUSSION

ZONING BOARD OF ADJUSTMENT
JANUARY 12, 2012
PAGE 3 OF 3

Solicitor Marcolongo informed the Board that the judge affirmed the decision on the T & R application. His decision may be appealed.

A case management conference was held on the Holt matter. The Holts must file their brief within two weeks then Mr. Marcolongo will have 30 days after that to file his response since he wants to hear oral argument on the zoning board case the same day as the planning board case.

Mr. Dietrich announced the Supreme voted to uphold COAH.

A motion was made by Mr. Pierson and seconded by Ms. Petrozza to adjourn the meeting. The meeting was adjourned at 7:56 p.m.

Submitted by,

Shelley Lea