

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
OCTOBER 10, 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, Jeffrey Pierson, Andrew Shawl, Matthew Unsworth, Lynn Petrozza, Joseph Healy, Alistair Lihou, Susan Adelizzi-Schmidt and Paul Casaccio.

Absent: Hobart Young.

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

APPROVAL OF THE SEPTEMBER 12, 2013 MEETING MINUTES

A motion to approve the minutes was made by Mr. Pierson, seconded by Mr. Phifer, and approved. Abstain: Pierson and Lihou.

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

APPLICATIONS

1. **CURTIS CORSON JR. – BLOCK 559, LOT 22 – BA12-13**

Applicant is requesting a minor subdivision and a use variance to allow a flag lot in the Residential Zone and a use variance to continue the commercial use in the Residential Zone and a rear yard setback variance at 3071 Route US 9 South in Seaville.

Curtis Corson, Jr., 3071 Route US 9 South, was sworn. Mr. Corson requested to table the application until November 14, 2013. He will send notices and publish a notice in the newspaper before the meeting.

2. **BRETT AND EMILY BUONADONNA – BLOCK 453, LOT 10.05 – BA16-13**

Applicants are requesting a front yard setback variance to construct a single-family dwelling at 10 Ella Layne in Petersburg.

Brett Buonadonna, 320 Route 610, Woodbine, NJ, and Carmen J. LaRosa, Registered Architect and Planner, were sworn.

Mr. LaRosa testified the applicants purchased the lot at the end of Ella Layne. The Plot Plan he prepared, dated 8-5-13 and last revised 9-24-13 shows that almost 2/3 of the lot is a drainage easement. The applicants are requesting to move the house closer to the road .so that it is 35 ft. from the front property line rather than the 50 ft. that is required. The proposed house would then be in line with the other homes on the street. The proposed house is 3,200 sq. ft. Moving the house closer to the street would create a larger rear yard. The proposed house meets all other bulk requirements in the R2 (Moderate Density Residential) zoning district.

Mr. Dietrich testified that the area on the other side of the drainage easement is a wetland buffer area which is a constraint on this lot.

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

MR. UNSWORTH – The applicants are Brett and Emily Buonadonna from 320 Route 610 in Woodbine. The subject property is located at 10 Ella Layne in Petersburg, Block 453, Lot 10.05. This is a unique lot since the drainage easement covers about 2/3 of the lot. The applicants are proposing a 35 ft. front yard setback where 50 ft. is required. The applicants are proposing to locate the house closer to the road since the lot is located on the cul de sac and the house would not be in line with the other homes on the road. The septic is being relocated from the front of the property to the side. Other than the front yard setback the applicant meets the bulk requirements. The proposed location of the house would make it more fitting since it would be in line with the other homes on the road. There was no public comment. He would be in favor of the application as proposed.

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

MR. PIERSON – He believes the application meets the special reasons in 40:55D7-4.1 since this is an oddly shaped lot due to the easement and wetland buffer that forces them to locate the house closer to the front property line.

MR. LIHOU – Nothing to add.

MR. HEALY – He concurs.

MS. PETROZZA – She concurs.

MR. PHIFER – Nothing to add.

MR. SHAWL – He concurs.

MR. CASACCIO – He concurs.

A motion was made by Mr. Unsworth and seconded by Mr. Pierson, to grant the requested front yard setback variance with the standard conditions. In favor: Phifer, Pierson, Shawl, Unsworth, Petrozza, Healy, Casaccio.

RESOLUTIONS

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

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Mr. Pierson, and approved. In favor: Casaccio, Healy, Phifer, Adelizzi-Schmidt, Shawl.

BILLS

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

CLOSED SESSION

A motion was made by Mr. Shawl and seconded by Ms. Petrozza, to go into Closed Session to discuss pending litigation at 7:45 p.m. The Board went back on the record at 7:51 p.m.

DISCUSSION

Chair Casaccio discussed the number of pending applications.

ADJOURNMENT

A motion was made by Mr. Pierson to adjourn the meeting. The meeting was adjourned at 7:51 p.m.

Submitted by,

Shelley Lea