

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
JUNE 11, 2015**

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: Sherrie Lisa Galderisi, Ted Klepac, Alistair Lihou, Christopher Phifer, Susan Adelizzi, Andrew Shawl, Carol Tutelian and Paul Casaccio.

Absent: Lynn Petrozza Joseph Healy and Matthew Unsworth.

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

**SWEAR IN BOARD PROFESSIONALS**

**APPROVAL OF THE MAY 14, 2015 MEETING MINUTES**

A motion to adopt the minutes was made by Mr. Shawl, seconded by Mr. Lihou, and approved.  
Abstain: Tutelian.

**TABLED APPLICATIONS**

1. ADVANTAGE EQUIPMENT SALES LLC AND ATLANTIC CAPE BUILDERS LLC  
BLOCK 600 LOTS 26 AND 30

A letter from Julius N. Korschak requesting to table the application until July 9, 2015 was read into the record. No further notice is required.

**APPLICATIONS**

1. LAWRENCE F. FENIMORE – BLOCK 558 LOT 36 – BA10-15

Applicant is requesting a use variance for expansion of a non-conforming use and a front yard setback variance to construct a covered porch on the front of an existing house at 31 Corson Tavern Road in Seaville.

Anthony Fenimore, 429 Godfrey Lane, Corbin City and Lawrence Fenimore, 458 Corson Tavern Road, Dennis Township, were sworn.

Anthony Fenimore testified his father purchased this house to fix up so that he could move into it. They replaced a front deck and constructed a roof over it not knowing they would need a variance

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since the property is in the TC zoning district. They are also requesting a front yard setback to allow the front porch to be 46.8 ft. from the property line where 50 ft. is required. The roof provides shade and cover from the rain. The new porch improves the aesthetics of the home. The house fits in with the neighborhood since the area is predominantly single family dwellings. The front porch does not negatively affect the neighbors and does not impair the intent of the ordinance. The porch provides light, air and open space.

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

SHAWL – Lawrence Fenimore is the owner of 31 Corson Tavern Road in Seaville also known as block 558 lot 36. During renovations to the existing home the applicant replaced the existing deck and constructed a roof over it. The new front porch enhances light, air and open space. The deck is now 46.8 ft. from the front property line where 50 ft. is required. The property is located in the TC zone where single family homes are not a permitted use. The neighborhood is primarily single family homes. There was no public comment. He finds the variances could be granted without detriment to the zoning plan or zoning ordinance.

PHIFER – He agrees.

KLEPAC – The applicants represented themselves.

GALDERISI – She agrees with Mr. Shawl.

TUTELIAN – She also agrees with Mr. Shawl.

MR. LIHOU – He concurs.

MR. CASACCIO – He concurs.

A motion to grant the application as proposed with the standard conditions was made by Ms. Adelizzi-Schmidt, seconded by Mr. Shawl and approved. In favor: Galderisi, Klepac, Lihou, Phifer, Schmidt, Tutelian, Casaccio.

2. HARRY & VERONICA SAUERBREY – BLOCK 568 LOT 8 – BA11-15

Applicants are requesting a variance to exceed the height limit for a proposed detached garage at 120 Butter Road in Palermo.

Mr. Lihou stepped down during this application.

Veronica Sauerbrey, 120 Butter Road, Palermo, was sworn. Mrs. Sauerbrey testified that they would like to construct a detached two car garage with a loft for storage. The garage would have electric but not plumbing. The garage they propose to build is 24 ft. high where only 20 ft. is permitted. They have chosen this particular garage since it has 12/12 pitch the same as their house. They would like to have a garage since they do not have an attic. They do not like to store things in their basement since it gets water in it when it rains hard.

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

SHAWL – Harry and Veronica Sauerbrey are the owners of 120 Butter Road also known as block 568 lot 8. The applicants propose to construct a two car garage. The garage would be 24 ft. high where 20 ft. is permitted. The garage would have the same pitch roof as the existing house. The loft would be used for storage since the applicants do not have an attic. The lot is 200 ft. x 300 ft.

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The proposed detached garage would be located 24 ft. from the house and 40 ft. from the side property line. There was no public comment.

PHIFER – The new building would have electricity only and no plumbing.

KLEPAC – He concurs. There is no opposition. The applicants represented themselves.

GALDERISI – She concurs.

TUTELIAN – She concurs.

ADELIZZI-SCHMIDT – She concurs.

CASACCIO – He concurs.

A motion was made by Ms. Adelizzi-Schmidt and seconded by Mr. Shawl, to grant the application with the condition there will not be any plumbing and the garage would not be used as habitable space. In favor: Galderisi, Klepac, Phifer, Adelizzi-Schmidt, Shawl, Tutelian and Casaccio.

### **BILLS**

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

### **RESOLUTIONS**

1. SCOTT & JUDITH BEARD – BLOCK 453, LOT 240.18 – BA05-15

A motion to adopt the resolution was made by Ms. Adelizzi-Schmidt, seconded by MR. Shawl, and approved. Abstain: Tutelian.

2. NINE AND STAGECOACH LLC – BLOCK 600, LOTS 22, 23, 345 – BA03-15

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

3. REX SCHUTTE. – BLOCK 834, LOT 5 – BA09-15

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

4. RALPH & DEANNA HOLT – BLOCK 652.01 LOT 19 – BA12-15

A motion to adopt the resolution was made by Mr. Shawl, seconded by Ms. Adelizzi-Schmidt, and approved. Abstain: Tutelian, Casaccio.

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Ms. Adelizzi-Schmidt and seconded by Mr. Shawl. The meeting was adjourned at 7:52 p.m.

Submitted by,

Shelley Lea