

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

MARCH 8, 2018

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: Joseph Healy, Karen Mitchell, Lynn Petrozza, Larry Trulli, Matthew Unsworth, Paul Casaccio.

Absent: Sherri Galderisi, Ted Klepac, Christopher Phifer, Susan Adelizzi-Schmidt, Andrew Shawl.

Also in attendance were Jeffrey P. Barnes, Board Solicitor; Paul Dietrich, Board Engineer; Shelley Lea, Board Secretary and Zoning Officer.

APPROVAL OF THE FEBRUARY 8, 2018 MEETING MINUTES

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

SWEAR IN SHELLEY LEA AND PAUL DIETRICH

APPLICATIONS

1. GORDON LORENZO – BLOCK 451 LOT 2 – BA 05-18

Applicant is requesting a one-year extension of a previously granted two lot minor subdivision at 810 Dennisville Petersburg Road in Petersburg.

Gordon Lorenzo, 810 Route 610, and David VanVorst, 801 Route 610, Petersburg, were sworn.

Mr. Lorenzo testified the board granted a minor subdivision and a use variance on February 9, 2017. Resolution BA 21-16 adopted on March 9, 2017 was included in the application.

Mr. Lorenzo testified that he was not able to file the subdivision plans within 190 days. He needs an extension of time to get the plans filed.

ZONING BOARD OF ADJUSTMENT

MARCH 8, 2018

PAGE 2 OF 3

The meeting was open to the public. Hearing no comment, the meeting was closed to the public and returned to the board for findings of fact.

MR. UNSWORTH – Gordon Lorenzo received approvals one year ago for a two-lot minor subdivision at 810 Dennisville Petersburg Road, Block 451, Lot 2. He failed to file the subdivision with the County within the 190 days required. The applicant is requesting the first of three permitted one-year extensions. The applicant will file the subdivision plan once he receives the extension. There have been no changes to the zoning ordinance or the zoning plan since the application was approved.

MS. MITCHELL – Nothing to add.

MS. PEROZZA – She concurs.

MR. HEALY – He concurs.

MR. TRULLI – He concurs.

MR. CASACCIO – He concurs.

A motion to grant the application was made by Ms. Mitchell and seconded by Mr. Trulli. In favor: Healy, Mitchell, Petrozza, Trulli, Unsworth, Casaccio.

BILLS

A motion to approve the bills was made by Ms. Mitchell, seconded by Mr. Unsworth, and approved.

RESOLUTIONS

1. JULIUS N. KONSCHAK – BLOCK 599 LOT 24 – BA 03-18

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Ms. Mitchell, and approved.

2. PLANTATION ENTERPRISES LLC – BLOCK 453 LOTS 60, 61, 62 – BA 01-18

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Ms. Mitchell, and approved. Abstain: Casaccio.

3. JAMES H. SCHRODER – BLOCK 453 LOTS 249.07 & 255 – BA 02-17

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Ms. Petrozza, and approved. Abstain: Casaccio.

APPLICATIONS CONTINUED

2. CHRISTOPHER & DELORES JACKSON – BLOCK 734 LOT 1 – BA04-18

ZONING BOARD OF ADJUSTMENT

MARCH 8, 2018

PAGE 3 OF 3

Application is for a use variance for the expansion of a non-conforming use and preliminary and final site plan approval to construct a 1,500 sq. ft. garage for the storage of commercial vehicles and to allow two principal structures at 26 Vernon Road in Marmora.

Kristopher Facenda, Esquire, represented the applicants. He requested to table the application until the April 12, 2018 meeting since there are only six voting members present. He agreed to waive the tolling of time.

Chairman Casaccio announced the application would be third on the agenda. There will be no further notice required.

CLOSED SESSION

A motion to go into closed session was made by Mr. Unsworth, seconded by Ms. Petrozza, and approved. (8:06 p.m.)

The board went back on the record at 8:10 p.m.

ADJOURNMENT

A motion was made by Ms. Petrozza, seconded by Mr. Healy, to adjourn the meeting. The meeting was adjourned at 8:10 p.m.

Submitted by,

Shelley Lea
Board Secretary