

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

JULY 12, 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: Ted Klepac, Christopher Phifer, Susan Adelizzi-Schmidt, Andrew Shawl, Larry Trulli and Chairman Paul Casaccio.

Absent: Sherri Lisa Galderisi, Joseph Healy, Karen Mitchell, Lynn Petrozza, Matthew Unsworth.

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

APPROVAL OF THE JUNE 14, 2018 MEETING MINUTES

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

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

APPLICATIONS

1. DAVID ZELINSKI – BLOCK 660 LOT 10 – BA 14-18

Applicant is requesting a front yard setback variance to allow a 46.97' front yard setback where 50' is required, to construct a covered front porch at 18 Burning Tree Lane in Marmora.

David Zelinski, 18 Burning Tree Lane, Marmora and James E. Chadwick, Professional Engineer and Architect, were sworn.

Mr. Chadwick testified this is an undersized lot with an existing single-family dwelling. There is currently a small front porch without a roof. The applicant plans to extend the roof over the porch. The house on one side of the property has a 48' 6" setback and the other side has a 50' 7" front yard setback. There will be a couple of round columns inside the porch to make it more aesthetically pleasing. There is a significant vegetated buffer on both of the side property lines. He believes the variances can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning plan or zoning ordinance.

Mr. Dietrich testified the proposed setback is similar to other homes on the road.

The meeting was open to the public. Hearing no response, the meeting returned to the board for finding of facts.

ZONING BOARD OF ADJUSTMENT

JULY 12, 2018

PAGE 2 OF 2

MR. SHAWL – The applicant is the owner of 18 Burning Tree Lane known as block 660 lot 10. The applicant wishes to improve the aesthetics of the front of his house by increasing the size of the porch and extending the roof over the porch. The proposed setback is 46.97' where 50' is required. James Chadwick testified this is an undersized lot and the improvements were designed for the promotion of a desirable visual environment. There is a significant buffer between the houses on Burning Tree Lane. Mr. Chadwick also testified there would be no detriment to the public and that granting the variance would have no impact on the zoning plan. He agrees with the testimony given by Mr. Chadwick.

MR. PHIFER – Concurs.

MR. KLEPAC – There were no public comments.

MR. TRULLI – In favor of the application

MS. ADELIZZI-SCHMIDT – In favor of the application.

MR. CASACCIO – Concurs.

A motion was made by Mr. Shawl, seconded by Ms. Adelizzi-Schmidt to grant the application.

In favor: Klepac, Phifer, Adelizzi-Schmidt, Shawl, Trulli, Casaccio.

RESOLUTIONS

1. CURTIS T CORSON III – BLOCK 559 LOT 34 – BA 12-18

A motion to adopt the resolution was made by Ms. Adelizzi-Schmidt and seconded by Mr. Trulli.

In favor: Adelizzi-Schmidt, Shawl, Trulli. Abstain: Klepac, Phifer, Casaccio.

2. ROUTE 50 CAMPGROUND LLC t/a OCEAN ISLE CAMPGROUND – BLOCK 453.10 LOTS 360, 361, 362, 363.03 & 378 – BA 09-18

A motion to adopt the resolution was made by Mr. Shawl and seconded by Ms. Adelizzi-Schmidt.

In favor: Adelizzi-Schmidt, Shawl, Trulli. Abstain: Klepac, Phifer, Casaccio.

BILLS

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

CLOSED SESSION

A motion to enter closed session was made by Ms. Adelizzi-Schmidt, seconded by Mr. Shawl, and approved.

ADJOURNMENT

A motion was made by Ms. Adelizzi-Schmidt and seconded by Mr. Klepac, to adjourn the meeting. The meeting was adjourned at 7:47 p.m.