

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT REORGANIZATION MEETING MINUTES JANUARY 3, 2018

The annual reorganization 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: Richard Mashura, Karen Mitchell, Christopher Phifer, Andrew Shawl, Larry Trulli, Matthew Unsworth, Paul Casaccio.

Absent: Sherri Lisa Galderisi, Joseph Healy, Ted Klepac, Lynn Petrozza.

Also, in attendance were Robert Belasco, Esquire, Acting Board Solicitor; Paul Dietrich, Board Engineer; Shelley Lea, Board Secretary and Zoning Officer.

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

REORGANIZATION

A motion to nominate Paul Casaccio as Board Chair was made by Mr. Unsworth and seconded by Mr. Trulli. Hearing no other nominations, the nominations were closed.

PAUL CASACCIO BOARD CHAIR FOR 2019

A motion to nominate Matthew Unsworth as Vice Chair was made by Ms. Mitchell and seconded by Mr. Trulli. Hearing no other nominations, the nominations were closed.

MATTHEW UNSWORTH VICE CHAIR FOR 2019

A motion to nominate Jeffrey Barnes as Board Solicitor was made by Mr. Unsworth and seconded by Mr. Trulli. Hearing no other nominations, the nominations were closed.

JEFFREY P. BARNES BOARD SOLICITOR FOR 2019

A motion to nominate Paul Dietrich as Board Engineer was made by Ms. Mitchell and seconded by Mr. Unsworth. Hearing no other nominations, the nominations were closed.

PAUL DIETRICH BOARD ENGINEER FOR 2019

A motion to nominate Shelley Lea as Board Secretary was made by Mr. Shawl and seconded by Mr. Trulli. Hearing no other nominations, the nominations were closed.

SHELLEY LEA BOARD SECRETARY FOR 2019

OFFICIAL NEWSPAPERS 2019

A motion was made by Mr. Unsworth and seconded by Mr. Shawl, to utilize The Press and the Sentinel Ledger as the official newspapers. In favor: Mashura, Mitchell, Phifer, Shawl, Trulli, Unsworth, Casaccio.

APPROVAL OF THE DECEMBER 13, 2018 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth, seconded by Mr. Shawl, and approved. Abstain: Mitchell.

ZONING BOARD OF ADJUSTMENT OATH OF OFFICE 2019

TABLED APPLICATIONS

1. SEAVILLE VILLAGE CONDOMINIUM – BLOCK 559 LOT 21.06 – BA 08-18
2. KAROLANN KEMENOSH – BLOCK 723 LOT 56 – BA 18-18
3. HARRIET LANE LLC / 2058 SOUTH SHORE ROAD LLC – BLOCK 567 LOT 24 – BA 25-18

APPLICATIONS

1. CORIN & NANCY ARSENAULT – BLOCK 449 LOT 4 – BA 24-18

Applicants are requesting a front yard setback variance, 50 ft. required, 28 ft. proposed, to construct a covered front porch at 530 Perry Road in Petersburg.

Corin and Nancy Arsenault, 530 Perry Road, Petersburg, New Jersey, were sworn.

Mrs. Arsenault testified they are currently building an addition to their house. They would like to add a two-foot overhang so when they go into the front door they don't get soaked when it's raining. The new front door they installed has been leaking when it rains. The proposed porch would add to the aesthetics of the house. There are other homes in the area with covered front porches.

Mr. Arsenault explained that due to the position of the house the wind pushes the rain into the front of the house. The proposed overhang would be a substantial improvement. Currently there are only steps in front of the house. The house is approximately 36 years old. Due to the angle of the lot the front porch is not really any closer to the road than the rest of the house.

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

MR. UNSWORTH – Corin and Nancy Arsenault are the owners of 530 Perry Road. They are requesting a variance for front yard setback to allow 28 feet where 50 feet is required. Their existing home is more than 30 years old and predates the zoning requirements. The lot is undersized and is an irregular shape. They are proposing a small porch on the front of the house that would improve the aesthetics of the home. The porch would provide function and protection at the front door. Because of the shape of the lot, history of the construction and improvements to the home he would be in favor of granting the application. There was no public comment.

MS. MITCHELL – She concurs.

MR. SHAWL – The applicants are representing themselves.

MR. PHIFER – Nothing to add.

MR. MASHURA – Nothing to add.

MR. TRULLI – He concurs.

MR. CASACCIO – He concurs with the testimony and the findings presented.

A motion to grant the application as proposed was made by Ms. Mitchell, seconded by Mr. Unsworth, and approved. In favor: Mashura, Mitchell, Phifer, Shawl, Trulli, Unsworth, Casaccio.

RESOLUTIONS

1. END OF THE YEAR REPORT AND SUMMARY OF APPLICATIONS FROM 20018 – SPECIAL RESOLUTION 01-2019

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Mr. Shawl and approved. In favor: Mashura, Mitchell, Phifer, Shawl, Trulli, Unsworth, Casaccio.

BILLS

A motion to approve the bills as submitted was made by Mr. Phifer, seconded by Mr. Unsworth, and approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Shawl, seconded by Mr. Unsworth, and approved. The meeting was adjourned at 7:51 p.m.

Submitted by,

Shelley Lea
Board Secretary