

**VIRTUAL MEETING OF THE
UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
APRIL 2, 2020**

A virtual meeting of the Upper Township Zoning Board of Adjustment was conducted exclusively by electronic means. The meeting began at 7:30 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: Sherrie Galderisi, Joseph Healy, Richard Mashura, Karen Mitchell, Andrew Shawl, Larry Trulli, Matthew Unsworth.

Absent: Ted Klepac, Lynn Petrozza, Christopher Phifer and Paul Casaccio.

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

APPROVAL OF THE MARCH 12, 2020 MEETING MINUTES

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

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

NEW APPLICATIONS

1. **TAYLOR AND KRISTEN HADLEY – BLOCK 686 LOT 3 – BA 02-2020**

Applicants are requesting variances for lot area, lot frontage and lot width to construct a new single-family dwelling on a lot with two road frontages and a variance to allow a new detached garage in the front yard and bulk variances for an existing detached garage to remain on the property located at 801 Steel Road in Beesleys Point.

Kristen Hadley, 28 Gulph Mill Road, Somers Point, NJ, was sworn in along with John Halbruner, Professional Engineer with The Hyland Group, 701 West Avenue, Suite 301, Ocean City, NJ.

Mrs. Hadley testified she and her husband wish to construct a two-story single-family home and a detached garage on this property.

Mr. Halbruner testified using plans that he prepared, dated 01-28-19 and last revised 3-19-2020. He stated the lot is undersized and does not meet the undersize lot criteria for a

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grandfather lot. The proposed house is two story and conforms to the ordinance requirements for setbacks, height and coverage. The property fronts on Steel Road and East Road. The lot is unique since it has two front yards and two side yards. He stated that the lot size and proposed setbacks are consistent with the surrounding area. He feels that Steel Road is more like an alley and should be treated like a rear yard.

Mr. Halbruner testified the variances should be granted since there is no additional property to purchase to make the lot larger and since property has frontage on two streets. The applicant will honor and maintain the required setbacks and promote the character of the neighborhood. There would be no adverse effect on the neighborhood or the zone plan. A new well and septic will be installed as shown on the plan.

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

MR. UNSWORTH – Taylor and Kristen Hadley are the owners of 801 Steel Road in Beesleys Point, also known as Block 686 Lot 3. The applicants require variances for lot area, lot frontage and lot width to construct a two-story single-family home on the lot. The proposed garage requires a variance to be located in one of the front yards. John Halbruner, professional engineer, has testified that Steel Road is more like an alley and the proposed location of the garage will not have a negative effect on the neighborhood. The lot cannot be made larger since there is no land available to purchase. The lot is larger than some of the other improved lots in the area. The proposed garage is consistent with other existing structures on Steel Road. The house is a permitted use and meets the requirements for setbacks, height and coverage. He finds the variances can be granted without any detriment to the public good. There was no public comment.

MR. SHAWL – The septic and well shown on the plan meet the requirements. He sees no adverse effects on the public. The principal setbacks for the house conform.

MR. HEALY – He concurs.

MR. MASHURA – This is an undersized lot that does not meet the grandfather requirements and is being treated as a full-size lot.

MRS. GALDERISI – She concurs.

MR. TRULLI – He concurs.

MS. MITCHELL – She concurs.

MR. CASACCIO – He concurs.

A motion to grant the application with the standard conditions was made by Mrs. Galderisi and seconded by Mr. Unsworth. In favor: Galderisi, Healy, Mashura, Shawl, Trulli, Unsworth, Casaccio.

INVOICES

A motion to pay the bills was made by M. Phifer, seconded by Mr. Mashura, and approved.

RESOLUTIONS

1. BRANDON & AMANDA PLATT – BLOCK 348 LOT 6 – BA 03-2020

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

2. PAUL KISAREWICH – BLOCK 348 LOT 85 – BA 01-2020

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

INVOICES

Invoices were approved.

ADJOURNMENT

A motion to adjourn the meeting was made by Ms. Mitchell, seconded by Mr. Trulli, and approved. The meeting was adjourned at 8:10 p.m.

Submitted by,

Shelley Lea
Secretary