

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT

MEETING MINUTES

AUGUST 12, 2021

The regular meeting of the Upper Township Zoning Board of Adjustment was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 6:30 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

MOMENT OF SILENCE

In recognition of the passing of past Zoning Board member Joe Healey.

ROLL CALL

Present: James Burger, Karen Mitchell, Mark Pancoast, Lynn Petrozza, Andrew Shawl, Larry Trulli, Matthew Unsworth, Paul Casaccio.

Absent: Sherrie Lisa Galderisi, Richard Mashura, Christopher Phifer

Also, in attendance were Jeffrey Barnes, Board Solicitor, Paul Dietrich, Board Engineer, Liz Oaks, Board Secretary and Zoning Officer.

APPOINTING OF NEW BOARD SECRETARY AND ZONING OFFICER

Motion to appoint Liz Oaks as Board Secretary and Zoning Officer for the remainder of the calendar year was made by Ms. Mitchell and seconded by Mr. Trulli. In favor: Mr. Burger, Mr. Pancoast, Ms. Petrozza, Mr. Shawl, Mr. Unsworth and Mr. Casaccio.

APPROVAL OF THE JULY 8, 2021 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth, seconded by Mr. Trulli, and approved. In favor: Mr. Burger, Mr. Pancoast, Mr. Shawl, Mr. Casaccio. Abstain: Ms. Mitchell, Ms. Petrozza

SWEARING IN OF PAUL DIETRICH AND LIZ OAKS

RESOLUTIONS

1. GEORGE RILEY – BLOCK 479 LOT 101 – BA 08-2021

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

2. BRIAN AND CAROL MC ILHENNY – BLOCK 844 LOT 2 – BA 16-2021

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

3. ROBERT RATOSKEY – BLOCK 753 LOT 3 – BA 02-2021

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

APPLICATIONS

1. RONALD O'HARA – BLOCK 453 LOT 197 – BA 21-2021

Applicant is requesting use variance to allow a temporary trailer while home is being reconstructed at 6 Sheila Avenue in Seaville.

Ronald O'Hara, 6 Sheila Avenue, Seaville was sworn. He is requesting a variance to allow temporary use of his 2018 trailer as temporary residence during the reconstruction of his home that was burnt during a fire on June 18, 2020 and is a total loss. He had difficulty finding other accommodations, which he admits has recently been found, but prefers to be on site during reconstruction. He believes construction of his new home should be complete in one year.

He is currently allowed to use the neighbors well but has intentions of tying into his well and using existing septic. He is currently using a generator for electric but has an application in with Atlantic City Electric for a temporary panel. There is a concern that the one-year time frame may be difficult to comply with and it is suggested that 18 months be allowed. It was agreed that the longer time frame would probably be more feasible

Mr. Dietrich wanted to clarify that this is a two-step process in which the Township Committee gave approval July 26, 2021 conditional to Zoning Board approval.

PUBLIC PORTION

Denise Hemby, 1 Sheila Avenue, Seaville was sworn. She is concerned that this will be ongoing and will continue to use the generator.

Mr. Casaccio assured her that given the scenario Mr. O'Hara is doing his best to obtain an electrical permit to discontinue use of the generator and will not be using the trailer as a residence past 30 days of receiving his TCO.

Mr. Dietrich wanted to clarify that this approval is under Chapter 12 Campgrounds and Trailers Section 2.3 Temporary Use Permit and does not fall under zoning code.

Public Portion is closed.

MR. SHAWL – Mr. Ronald J. O'Hara residing at 6 Sheila Avenue in Seaville has come before the board to request a temporary use variance for the use of a trailer to live in on

his property as he rebuilds his home destroyed by a fire on June 18, 2020. The applicant has asked for an 18-month period of time to make use of the trailer providing him with enough time to complete construction. The applicant has an application in with the electric company for a temporary panel and will no longer be using a generator. The applicant will be using well and septic on his property. The applicant acknowledges that once he has obtained a TCO or CO he will have 30 days to remove trailer and cease using it as living space.

MR. TRULLwe- nothing to add
MR. PANCOAST - nothing to add
MR BURGER - nothing to add
MS. PETROZZA - nothing to add
MS. MITCHELL - nothing to add
MR. CASACCIO – nothing to add

A motion was made by Mr. Unsworth seconded by Ms. Petrozza to grant the application with standard conditions. In favor: Burger, Mitchell, Pancoast, Shawl, Trulli, Casaccio.

2. WILLIAM LAYTON – BLOCK 851 LOT 3 – BA 20-2021

The applicant is requesting a front yard setback to allow 7' where 15' is required to reconstruct a single-family residence at 9 N. Commonwealth Avenue in Strathmere.

William Layton, 9 N. Commonwealth Avenue, Strathmere was sworn.
James Chadwick, Engineer and Architect, 13 Killdeer Hill Road, Petersburg, was sworn.

Mr. Chadwick discussed both a C1 variance due to hardship and a C2 variance in which the benefits of granting the variance outweigh the detriments. He explains that the existing home, an a-frame structure elevated with a garage below is antiquated and is better to rebuild rather than renovate. It is currently non-conforming in both lot size and setbacks. The lot size is 81.6 feet deep southerly and 86.5 feet deep northerly where 95 feet lot depth is required. The current side setback is 5 feet where 7 feet is required. The rear yard setback is 21.6 feet where 30 feet is required, and the front yard setback is 6.7 feet where 15 feet is required. In order to comply with an updated septic system, which is now required by the DEP, they propose moving the house forward to accommodate the septic. The proposed design will now comply with rear and side setbacks. The current front yard setback is 6.7 feet and with the proposed structure this would increase to 7 feet, still short of the required 15 feet. Which is why they are asking for a variance for a front yard setback.

This property has a series of drains in the front of this property that they believe just forward of the front property line. When this street was improved it was raised and leaves

this property in a hole. With proposed retaining wall and fill they believe this will alleviate some of the flooding. The garage slab is at 6.5 in the front and 7.1 in the rear. Raising the slab does not affect the neighbors as the pitch will allow for any drainage to the street. This could alleviate the need for the drains which should be confirmed in the field with Mr. Dietrich.

The driveway is currently 31 feet across, and they propose to reduce that to 24 feet, where 12 feet is permitted. They believe that if they were to do this it would create a parking space that would then create a hazard. The wider curb-cut is appropriate to the aesthetic for the proposed structure and public safety by creating better visibility.

In summary, there are several non-conformities on this property, nearly all of them are being eliminated and or reduced to some extent, none of them are getting worse. The design is the result of a hardship related to the lot depth and placement of the septic system in the back. They think the variances they are requesting can be granted without substantial detriment to the public good. They believe that the creation of this new house with it's upgraded septic system is an improvement to the public health standard. In regard to safety, they believe the curb cut that they proposed improves public safety. They are taking a structure that is 5 feet from the property line and outdated and replacing it with a full building code conforming structure with rated walls and is at the elevation necessary to protect the owners from flooding. This project is protected from both fire and flood. Additionally, to provide adequate light, air and building space. They do that by increasing setbacks and reducing coverage. As previously said, the current building coverage is 34.6% and what they propose reduces that to a conforming 27%. And, finally, to provide an aesthetically pleasing structure that is compliant in height and floor area ratio. One correction to the plans is a maximum of 2 bedrooms due to septic restrictions.

MR. DIETRICH – More concerned about losing a space between Williams and his driveway. Not concerned about the size of the curb cut but wants to make sure that it slides to the south. Suggests a field measurement to confirm location of the driveway.

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

MR. SHAWL – The applicant, Mr. Layton is the owner of 9 N. Commonwealth Avenue in Strathmere, Upper Township. He has come before the board to request a front yard setback to allow 7' where 15' is required to reconstruct a single-family residence with a new septic system on a currently occupied lot. The design of the house that is proposed reduces some pre-existing non-conforming situation regarding the setbacks and elevation of the house to be raised in concerns with flooding. The applicant specifically is

asking for a front yard setback and recognizing the non-conforming depth of the property is 84.08 feet where 95 feet is required, and the front yard setback proposed of 7 feet where 15 is required and is currently 6.7 feet. Also, the driveway opening request of 24 feet wide where 12 feet is required and is currently 31 feet. Mr. Chadwick has provided testimony regarding the aesthetic and design of the house in keeping with the character of the neighborhood. Raising the garage elevation above the current level while the front portion of the garage slab is not at the 7 feet required but the rear of the garage is slightly above that creating the flow down to the street. The reason why is the existing elevation of the ground and the existing elevation of the roadway and the proximity of the building to the street. This will keep the flow going in the direction it should. The proposed location of the house increases the side setback and the rear setback allowing for the septic system in the rear. The applicant has filed an application with the DEP but has not been approved currently. It is a single-family dwelling with a two-car garage. Mr. Chadwick believes the variances can be approved without any detriment zoning, planning or to the public health. The house will be elevated to be safe from flood and moved farther back from the street so that it is safer from fire. While preserving open space and air. There was no public comment, and the design also has the proper floor area ratio. The applicant has agreed to work along with the Township Engineer to preserve as much parking along Commonwealth Avenue along the north side of his property while still allowing access to the garage bay.

MS. PETROZZA – Feels they gave sufficient support of explanation that satisfies our special reasons A, B, C and I. And with no testimony by those within 200 feet. She is in favor of this application for all of these reasons.

MR. BURGER – Nothing to add

MR. PANCOAST – Nothing to add

MR. TRULLI - Feels this is a great undertaking and they have the best of intentions

MR. UNSWORTH – Concurs with each of his colleagues and would like to make a general statement the new structure improves appearance, fire, flood, updates building codes and improves environmental conditions with the updated septic and improved drainage. Mr. Chadwick did an excellent job with creating a structure that conforms to our zoning ordinance except for the front yard setback. One note that Mr. Chadwick made on the plans that the office on the first floor needs to be properly identified. He is in favor of this application.

MS. MITCHELL – She concurs and is in favor of this application

MR. CASACCIO – He concurs and believes this is a typical home where the septic system drives the application.

A motion was made by Ms. Mitchell seconded by Mr. Trulli to grant the application with standard conditions. In favor: Burger, Petrozza, Pancoast, Shawl, Unsworth, Casaccio

Mr. Casaccio leaves the meeting at this time and Mr. Unsworth is now the chair.

3. ATLANTIC CITY ELECTRIC – BLOCK 639; 560 LOT 15.01 & 15.02; 7.01
– BA 19-2021

Applicants are requesting Use Variance and Site Plan Waiver to allow temporary construction staging yard at 550 Tuckahoe Rd and 2152 NJ State Highway US9.

Nick Talvacchio of Cooper and Levenson, Attorney for the applicants, Justine Kosmaski, Stuart Wiser, Planner, Kathryn Cornforth, Engineer, Veronica Town are sworn in.

Mr. Talvacchio explains this is a reliability project that requires use variance relief and site plan waiver. This is a temporary project to allow the company to install upgrades to the existing system. One site for helicopter use and the other site for the spoils material. It does require a use variance however, under New Jersey Municipal Land Law, the proposed use is an inherently beneficial use. Which means by operation of law, the positive criteria necessary for a use variance means to be presumptively satisfied. Therefore, they only have to demonstrate the negative criteria which is no substantial detriment to the zoning plan and public good. They will point out that they believe they have taken measures to minimize impact. They have chosen a location that works from a number of standpoints and the fact that it is a relatively short time frame minimizes the ultimate impact to the public. For all these reasons they think they have an argument for this relief, the bottom line here is they need to upgrade the system for reliability.

Justine Kosmaski is the Project Manager and is the point of contact in charge of scheduling and budgeting throughout this project. Atlantic City Electric is committed to providing our customers with more reliable and safer electrical service. The ten-mile transmission line between BL England substation and Corson Substation through the right of way. This services all of Upper Township. It has a direct impact to each resident and business. This current line was constructed in the 1950's and needs to be modernized. They have an extremely tight timeline and this is why they are employing the use of helicopters to install transmission poles to be able to complete the project in time. This is only for a portion of the project. This innovative technology was used during several other projects in the area. They expect the project to start in September and finish in May 2022. Heritage Acres complies with the many specific requirements to use safely and efficiently to execute their work plan. It is in a central location that is flat and clear of vegetation that would be of low impact to an environmentally sensitive area. They will be using composite matting throughout the entire site so that no equipment or materials will touch anything other than the matting. One of the most important criteria is that the flight path is free and clear of homes when there is an extended load. There will be occasions that the flight path would cross Tuckahoe Road, during times in which there are suspended loads. At these times they would have traffic control measures in

place to ensure the safety of drivers. During the construction the system will be in an abnormal configuration, which means that this area will lose redundancy which can increase the chance of outages. Thus, they must work 7 days a week, 10 hours a day usually from 7 a.m. to 5 p.m. and they need to do this as quickly and safely as possible to minimize risk. The anticipated schedule for Heritage Acres is that they start mobilizing in September by prepping the area setting it up and staging material. The active construction is anticipated to begin in November and end in January. Then the clean up and demobilization will take place between February and March. There are two helicopters being used for this project, the smaller is a McDonnell Douglass and will be on site the duration. It is expected that there may be approximately 10-15 take off and landings per day. Neither of the helicopters are expected to be housed on either of these sites. Most likely at a local airport such as Woodbine or Ocean City. The larger is a Skycrane and expected to be used in three-week intervals as follows, the beginning of November, December and January.

The location of Pastimes Place is the soil staging area needed for the soil removal to build our foundations. The sites are approximately 50-60 feet deep and 10 feet in diameter. They must excavate soil for the rebar, casing and concrete. The soil comes out wet and needs to be transported to a staging area in order to dry before it can be transported to a waste management facility. Wet excavation is required to have mud locks on them to avoid any spillage of the spoils. The soil is characterized as non-hazardous but is not considered residential clean fill and therefore cannot be used for other uses. Soils samples will continue to be taken. There are approved facilities in Cape May County but the fill must meet certain criteria and moisture content is one of them.

Kathryn Cornforth, Project Engineer, Heritage Acres will have a construction trailer, fuel truck, and some measure of soils storage and construction staging such as new poles for helicopters to pick up and take to the site. These helicopters will be bringing back the existing lattice poles to be broken down for removal from the site. To preserve the environment the use of matting will be used extensively as well as silt socks. The spoils piles at Pastime Place will not exceed the height of 20 feet.

Stuart Wiser, Professional Planner and Vice President of Planning and Environmental Services for ARH Associates. They have covered the project overview including specifics on each site. He thinks they should address what the repercussions would be if the application were to be denied. These, much needed improvements would not get done. New sites would have to be sought out, researched and approved. It can be agreed that no ordinance provides for a site to be used for a helicopter landing, so whether it is back before this board or another board in another town this conversation would have to be repeated, again and again. It is also important the Board consider why they are unable to use airports due to prohibitions of flying over rights of way, including the Garden State Parkway with a suspended load. Use variance and site plan waiver for

both lots is required. Use variance, bulk variance and the justifications for those variances. The Heritage Acres lot is in the MH Mobile Home zone which permitted uses are limited to mobile home development. The zone does not contemplate off site construction staging or helicopter take-off and landing zones. Requiring a D-1 use variance relief for uses not permitted in the zone. The Pastime property is in the TCC Town Center Core zone with permitted use of commercial office or civic uses. Once again, spoils and staging were not contemplated. Therefore, D-1 use variance relief for uses not permitted in the zone. The way in which the engineers have designed these sites is to maximize the use on the smallest footprint. He described to layout of the proposed site. At both sites they are requesting waivers for the landscape buffer. They are unable to identify any C variances required for Pastime Place. In order to grant a use variance, they must prove that one or more of the special reasons exist that would allow according to the Municipal Land Use Law. They submit that the upgrades to the electrical system constitutes an inherently beneficial use and that the temporary uses that they propose on the sites support that. If use is held to be inherently beneficial, they believe they have satisfied presumptively the positive criteria. Under the negative criteria there is case law that sets up a test, called the SICA Balancing Test, for the negative criteria for an inherently beneficial use. Under that test, which is a four-prong test, prong 1 you must identify the public interest at stake. They submit to you that the public interest is the uninterrupted electric service to the residents of Upper Township in a safe and efficient manner. Prong 2 is to identify any detrimental effects that may result in the grant of the variance, these are noise, traffic, odors and the possible migration of excavated soils. Prong 3 is determination of reduction of possible detriments by the board imposing reasonable conditions. They have proactively addressed these issues. In order to minimize helicopter noise, they have instructed when taking off or landing to travel away from populated locations. Atlantic City Electric will be prohibiting flying over any residential structures while carrying a load and within 1,000 feet of any mapped threatened or endangered species locations. With respect to traffic, during any time in which the helicopter carrying a suspended load over roadways, police will provide safety precautions. They have identified the anticipated routes and don't believe there are any reasonable conditions that present themselves. Respecting odors, if there are any, associated with the stockpiling and drying of soils would be temporary and would disappear after the soils are removed. And to address the migration of any soil onto adjacent lands, they have heard tonight about the composite filter socks that will capture any sediment. The 4th prong is for the board to weigh the public interest against the detriment to determine if granting the variances would cause a substantial detriment to the public good.

Regardless of the choice of Heritage Acres or Pastimes Place this is a project that will need to happen. These locations are the best at expediting the project as safely as

possible. If this application were to be denied at this time it would come to a full stop until further research could be done.

Important note that this project is temporary and the intent is not to hinder the prior approval of resolution PB 02-19.

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

MR. SHAWL - The applicant has come before us, Atlantic City Electric Company for properties located at Blocks 639; 560 and LOTs 15.01 & 15.02; 7.01. One of the properties located in the Marmora section of the Township and the other in Seaville. Testimony was given from a number of people from Atlantic City Electric as well as the professionals. The Atlantic City Electric Company is proposing to replace the lattice towers along the right of way with monopole towers. The existing lattice towers have been in service since the 1950's and are approximately 80 feet high. The monopoles will be about 100-150 feet tall carrying 230 KB power energy between substations in the Beesley's Point section of the Township and Dennis Township. The project is slated to start in September. The applicants provided exhibits showing existing energy grid explaining the difference in the transmission lines and the location of an approximate ten-mile transmission line between these two terminal substations. They also provided exhibits showing the different lot areas and the plan of site conditions proposed that require the variance. Previously in the Township, a helicopter construction was used on a transmission project in the Beesley's Point section of Upper Township that the Township Engineer said there were no complaints. The project management is a complicated undertaking requiring coordinating and planning of multiple contractors and multiple deliveries of materials and assembly that in a working transmission line and the weather can affect the schedule. This time frame is critical to getting things installed and minimize the cost and maximize the efficiency of the resources to make a successful project. Reliability is also a concern here in the Township, it is understood the Electric Company is doing the most to plan for mitigating risk of outages to the Township and maintaining as much redundancy over time as the project construction will allow. The engineering professional went over specific measures implemented at two different sites. There will be a point of contact that if there is a problem it will be addressed through the Township quickly. The area of concentration of the facility is about 950 feet to the rear property line of the neighbors that have frontage on Church Road and 650 feet to a railroad that runs behind properties on Rivendell. Pastime Place, which is in the Seaville section of the Township, will be primarily used for soil or sediment or material storage while it dries out and becomes suitable for transport to the ultimate recycling and disposal locations. The applicant has agreed to a 20 feet height limit on the piles and that the truck traffic would have to go on that site so that it would be managed in a way so

that the materials are contained on the site. The planner testified that the project continuing would allow for increased efficiency and resiliency in the electrical transmission system and that small differences in cycle times to complete the project. Which is why it is important to have the helicopter landing site and the materials staged close to the existing right of way and the safety of the flight path allows for the swift transport of these materials.

This is a little different in terms of the use variance because of the inherently beneficial use. The planning information is that the Heritage Acres site along Tuckahoe Road in the Marmora section of Upper Township is zoned for Mobile Home development, this is the permitted use on the property. Its zone plan does not contemplate the staging of materials, helicopters or fueling or any such construction activities designed for the construction of transmission lines. This is why a variance is required. Pastime Place, in the TCC zone with a permitted use of commercial retail. Again, spoil staging was not contemplated and there will be no helicopters at Pastime Place. The Pastime Place does not require a bulk variance for the piles of soil, although the applicant has agreed to limit the height of the piles to 20 feet. There is no landscape buffer at either site and all the improvements are temporary, typically lasting until May 31, 2022 with the opportunity to have additional deadlines agreed to by the Township Engineer if needed. Depending upon contingencies in the schedule that result from the normal progress of this construction project.

At the Heritage Acres site, the assembly and disassembly activities, there may be storage, there will be traffic and the bulk of the activities will be at that location. There will be truck traffic and the applicant is proposing using police for traffic control and will, for safety purposes, have to stop the traffic when there is a suspended load traveling over the right of way.

The uninterrupted electricity is inherently beneficial, in my opinion. The upgrades to the system will allow for a long service life and continued reliability in Upper Township. He believes that the presentation satisfies the criteria has been met and the use variance can be granted. There was no comment from the public. These are his findings of fact and he believes the variance can be granted.

MR. TRULLI – Eager for the upgrading of our power system and bringing it in to the 21st century. He votes yes.

MR. PANCOAST – He agrees Upper Township needs to update our infrastructure. He is a little disappointed in the site chosen on Tuckahoe Road. He thinks it will inconvenience a lot of people and we will hear about it. He doesn't think the negatives outweigh the benefits.

MR. BURGER – He is in favor of the application.

MS. PETROZZA – He concurs with my colleague's statements and she thinks the presentation was very thorough and she is in favor of the application.

MS. MITCHELL – He concurs and is in favor of the application.

MR. UNSWORTH – He concurs. He believes the applicant has done a good job with mitigation of the potential impact from the public. The inherent need for electricity speaks for itself. Confirming that if there was a need for any extensions past the May 31, 2021 proposed end date, approval would be needed by the Township Engineer, Paul Dietrich. Another condition is that if the board approves this application that it in no way super cedes the prior approval of the Heritage Acres site, resolution PB 05-18.

The chair asked for a vote to grant the application with standard conditions. In favor: Burger, Mitchell, Pancoast, Petrozza, Shawl, Trulli, Unsworth

4. DANIEL EICHHORN – BLOCK 558 LOT 24.02 – BA 13-2021

Applicant is requesting to remove a condition of his previous approval as shown in Resolution BA 06-2019 that there will not be any utilities at the property other than electric inside of the garage at 3040 Route US 9 South in Seaville.

An announcement was made that the application was tabled until the September 9, 2021 meeting. Per verbal request, during the meeting, of Louis DeLollis, attorney for the applicant.

5. GLENN SHEELER – BLOCK 638 LOT 5 – BA 14-2021

Applicant is requesting a two-lot minor subdivision and a use variance for expansion of a non-conforming use due to the 2 residences on the lot and bulk variances at 301 Butter Road in Palermo.

Mr. Glenn Sheeler, currently residing at 205 Lily Road in Egg Harbor Township, was sworn.

Mr. Sheeler is here to re-do a minor subdivision that was previously approved in 2013, resolution BA 19-13. The property is approximately three acres. His plans were to originally build closer to his parents, however, they have since passed.

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

MR. SHAWL – The applicant, Glenn Sheeler, has come before this board for his property at 301 Butter Road, Block 638 Lot 5. He is requesting a subdivision. Because there are two existing dwellings on the property, by subdividing it is expanding a non-conforming use. Testimony was heard from the applicant that this property is particularly well suited for residential use. There are long-term neighbors around the area and that the proposed subdivision will not affect any of the existing pre-existing, non-conforming setbacks. The property has the dwellings located in a sufficient area that light, air and open space is maintained, and that the subdivision will enhance the character of the neighborhood with

another single-family home. The applicant has provided testimony that the temporary sheds will be removed. There is no comment from the public and he believes the variance can be granted.

MR. TRULLI – He concurs with these findings.

MR. PANCOAST – He agrees.

MR. BURGER – He agrees.

MS. PETROZZA – She concurs.

MS. MITCHELL – She concurs with her colleagues.

MR. UNSWORTH – He concurs, He is in favor of the application as presented.

The chair asked for a vote to grant the application with standard conditions. In favor: Burger, Mitchell, Pancoast, Petrozza, Shawl, Trulli, Unsworth

6. PATRICK & ELIZABETH MAHON – BLOCK 839 LOT 3 - BA 15-2021

Applicants are requesting bulk variances needed to raise a single-family dwelling at 209 S. Commonwealth Avenue in Strathmere.

An announcement was made that the application was tabled until September 9, 2021 meeting, per letter.

7. ANTHONY & NICOLE DEFEO – BLOCK 453 LOT 240.05 – BA 18-2021

Applicants are requesting a side yard setback to allow 5' where 15' is required to construct a pole barn at 15 Meghan Lane in Seaville.

An announcement was made that the application was tabled until September 9, 2021 meeting, per letter.

PUBLIC PORTION

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Unsworth, seconded by Ms. Mitchell, and approved. The meeting was adjourned at 10:06 p.m.

Submitted by,

Liz Oaks