

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
FEBRUARY 10, 2022**

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

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

Present: James Burger, Richard Mashura, Karen Mitchell, Andrew Shawl, Larry Trulli, Matthew Unsworth, Paul Casaccio, Thomas Jackson.

Mr. Unsworth left the meeting due to having seven members.

Absent: Sherrie Lisa Galderisi, Lynn Petrozza, Christopher Phifer.

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

APPROVAL OF THE JANUARY 2022 MEETING MINUTES

A motion to approve the minutes was made by Mr. Shawl and seconded by Mr. Mashura. In favor: Burger, Mashura, Mitchell, Trulli, Jackson, Casaccio. Abstain: Mr. Trulli

Paul Dietrich, Township Engineer was sworn. Liz Oaks, Zoning Officer was sworn.

TABLED APPLICATIONS

1. **JERSEY SHORE CAMPGROUND, LLC – BLOCK 548 LOTS 15 AND 20 – BA28-2021**

Applicant is requesting a Preliminary & Final Site Plan Approval and use variance for an expansion to the existing non-conforming campground to construct a pool, pavilion, and miniature golf course. And to construct future campers on a permanent foundation at 76 & 84 Tyler Road in Petersburg

This application has been tabled until the March 10, 2022 meeting.

2. **JAMES AND JENIFER WYRES – BLOCK 13 LOT 3.02 – BA02-2022**

Applicant is requesting variance relief for front yard setback and building coverage for additional front parch area at 356 Marshallville Road in Woodbine.

This application has been tabled until the March 10, 2022 meeting.

APPLICATIONS

1. **CHANNING PERONE – BLOCK 723 LOT 10 – BA01-2022**

Applicant is requesting variance relief for lot coverage to add a new semi above ground pool and increase the size of an existing deck at 16 Hollyberry Lane in Marmora.

Channing Perone of 16 Hollyberry Lane, Marmora and Alexandra Perone of 16 Hollyberry were sworn.

Mr. Perone explained they wanted a pool in their backyard. The pool and extension of the deck put them at 25.25% for lot coverage where 22% is allowed. They only had 200 square feet available which meant they couldn't do anything.

Mr. Dietrich explained that this was an undersized lot. The criteria for building coverage with an undersized lot includes an aggregate of all structures, both principal and accessory.

Mr. Shawl – Many homes in this area have pools, therefore keeping in the character with the neighborhood. It will make the home a more pleasant place to live and exercise outside without impacting your neighbors. You will not be blocking any light, air, or open space. Improvements have been made to house in the past.

Ms. Perone describes the pool as being partially above ground and partially in ground.

The meeting was open to the public. Hearing no one and seeing no one. The meeting returned to the board for findings of fact.

Mr. Shawl – The applicant at 16 Hollyberry Lane in Marmora, also known as block 723 lot 10, come before the board requesting a variance for building coverage to build a pool and extend the deck. This is to enjoy the light, air and open space of their property and have more amenities similar to others in their neighborhood. The current lot coverage for the building is 22% on an undersized lot, which is 100' X 112'. The additional deck space and the pool will bring the coverage to 25.25%. There was no comment from the public. The applicants represented themselves. Over the years they have made several nice improvements to their home. The proposed pool is the smallest that would reasonably fit a family of four. They were unable to find a pool that would fit in this area. The pool is for private use and will not affect the neighbors in a negative manner. He believes the variance can be granted without any harm to the municipal ordinance or the land use plan. He does not think there is any detriment to the public.

Mr. Trulli – Has nothing to add

Mr. Burger – He concurs

Mr. Jackson – Has nothing to add

Mr. Mashura – Has nothing to add

Ms. Mitchell – She concurs

A motion to approve the application as presented was made by Mr. Shawl and seconded by Mr. Trulli. In favor: Burger, Mashura, Mitchell, Shawl, Trulli, Jackson, Casaccio.

RESOLUTIONS

THOMAS COGGINS, III, ARLEEN COFFINS, CHRISTOPHER COGGINS AND BRIAN COGGINS – BLOCK 663 LOT 1 – BA27-2021

A motion was made by Mr. Shawl and seconded by Mr. Trulli to approve the resolution as presented. In Favor: Burger, Mashura, Mitchell, Shawl, Trulli, Jackson, Casaccio.

INVOICES

A motion to pay the bills was made by Mr. Trulli and seconded by Mr. Shawl. All in favor.

Prior to adjourning there was a discussion about the agenda for the next month and the status of the proposed campground ordinance and the current campground regulations.

ADJOURNMENT

A motion to adjourn the meeting was made by Ms. Mitchell and seconded by Mr. Shawl, all in favor. The meeting ended at 7:00 pm.

Submitted by,

Liz Oaks