

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
ANNUAL REORGANIZATION MEETING MINUTES
JANUARY 13, 2022**

The annual reorganization 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, Lynn Petrozza, Larry Trulli, Matthew Unsworth, Paul Casaccio, Thomas Jackson.

Absent: Sherrie Lisa Galderisi, Andrew Shawl, Christopher Phifer, Karen Mitchell.

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

REORGANIZATION

The board secretary asked for nominations for Chair. A motion was made by Ms. Petrozza and seconded by Mr. Unsworth to nominate Paul Casaccio as Chair. Hearing no further nominations, the nominations were closed. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Jackson

PAUL CASACCIO ELECTED CHAIRMAN FOR 2022

A motion was made by Mr. Trulli and seconded by Ms. Petrozza to nominate Matthew Unsworth as Vice Chair. Hearing no further nominations, the nominations were closed. In favor: Burger, Mashura, Petrozza, Trulli, Jackson, Casaccio.

MATTHEW UNSWORTH ELECTED VICE CHAIRMAN FOR 2022

A motion was made by Mr. Unsworth and seconded by Mr. Trulli to nominate Liz Oaks as Board Secretary. Hearing no further nominations, the nominations were closed. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.

LIZ OAKS ELECTED BOARD SECRETARY FOR 2022

A motion was made by Mr. Trulli and seconded by Ms. Petrozza to nominate Jeffrey Barnes, Esquire, as Board Solicitor. Hearing no further nominations, the nominations were closed. In favor: Burger, Petrozza, Trulli, Unsworth, Casaccio, Jackson. Abstain: Mr. Mashura

JEFFREY BARNES OF BARNES LAW GROUP ELECTED BOARD SOLICITOR 2022

A motion was made by Mr. Trulli and seconded by Ms. Petrozza to nominate Paul Dietrich as Board Engineer/Planner. Hearing no further nominations, the nominations were closed. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.
PAUL DIETRICH ELECTED BOARD ENGINEER FOR 2022

A motion was made by Mr. Trulli and seconded by Mr. Unsworth to utilize The Press and the Sentinel Ledger as the official board newspaper. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.
THE PRESS AND SENTINEL LEDGER OFFICIAL NEWSPAPER FOR 2022

RESOLUTIONS

1. MEETING DATES FOR 2022 – BA SP 01-2022

A motion was made by Mr. Unsworth and seconded by Mr. Mashura to approve the resolution. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.

The meeting dates will be: January 13, February 10, March 10, April 14, May 12, June 9, July 14, August 11, September 8, October 13, November 10, December 8.

2. END OF YEAR REPORT – BA SP 02-2022

A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to approve the resolution. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.

Mr. Dietrich and Liz Oaks were sworn.

APPROVAL OF THE DECEMBER 2021 MEETING MINUTES

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

OATH OF OFFICE

Members that are new or renewing their term take the Official Oath of Office. Mr. Thomas Jackson, Mr. Larry Trulli, Mr. Richard Mashura, Mr. James Burger are sworn.

APPLICATIONS

1. **THOMAS COGGINS – BLOCK 663 LOT 1 – BA27-2021**

Applicant is requesting a variance for the side yard setback and maximum impervious coverage for an addition and the extension of the deck to an existing single-family two- story dwelling at 316 N. Shore Road in Beesley's Point.

Christopher Halliday, Project Architect and Brian Murphy, Engineer were sworn.

Mr. Titeler, Attorney for the applicant – The property is a single-family dwelling located in the R zone and is a narrow undersized lot. The applicant is seeking bulk variance relief to construct an addition. The property previously received relief in 2005 to raise, renovate and relocate the home which has significant historical value. Resolution BA 06-05 is included in the application. The applicant proposes to construct an addition approximately 16x28 on the southerly front side of the building. The addition will contain a mud room, laundry facilities, upstairs bedroom, and bathroom as well as additional living space. The requested variances can be granted under the C2 variance.

Mr. Halliday – This project is a small addition to accommodate a growing family. The original entry was built between 1695 and 1720, the applicants renovated and kept the heavy timber structure and did a heavy timber addition to the rear of the house. A “labor of love” in a true sense. There are 3 C variances requested, side yard setback, aggregate side yard setback and impervious coverage. The impervious coverage is increasing only by 1%. The side yard setback has a substantial buffer currently. They are promoting the conservation of a historic site, creating a more desirable visual environment, and providing setbacks consistent with the neighborhood. There is no detriment to the public good or zoning plan or ordinance. The negative criteria are satisfied.

Mr. Murphy – The proposed addition is a two story to allow for living space for a growing family. It is hundreds of years old with historical value. There is no detriment to the public good or zoning plan or ordinance. The existing septic system is not located in an area that is affected by the addition and has the capacity with the proposed addition. There is municipal water at the location.

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

MR. UNSWORTH – The applicant, Thomas Coggins of 316 N. Shore Road located in the Beesley’s Point section of Upper Township also known as Block 663 Lot 1, is requesting a variance for the side yard setback and maximum impervious coverage for an addition and the extension of the deck to an existing single-family two-story dwelling. It has a unique historic site. They were before the board in 2005 to relocate the structure and make various improvements. They are here for 3 variances. Side yard setback, aggregate side yard setback and impervious coverage. The applicant discussed the existing buffer. It is consistent with other properties. The site pre-dates the 1700’s, the previous

improvements were executed well and would expect the same in this renovation. They discussed their growing family. The lot itself is narrow. The impervious coverage is only increasing by 1%. There will be no impact on the septic and there is city water. He is very happy with the saving of a historic site. There was no comment from the public. There is no detriment to the public good. He is in favor of this application.

MR. MASHURA – He has nothing to add.

MS. PETROZZA – The proposed addition is going to be a two-story, 16x28 with a living room, mud room, bathroom, bedroom and living area. She believes this can be granted under the “C2” standard, it meets the special reasons 40:55D-2, J and I. She agrees this application can be granted with out substantial detriment to the public good, zone plan or zoning ordinance. She is in favor of this application.

MR. JACKSON – He believes anything that you can do to preserve the historical aspect of the home and allow you to stay in the township to raise your family and is in favor.

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

MR. TRULLI – He concurs with his colleagues and is in favor of the application.

MR. CASACCIO – He concurs and is in favor.

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

RESOLUTIONS

Authorizing the contract with Jeffrey P. Barnes, Esquire of Barnes Law Group, LLC for professional services.

A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to approve the resolution. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio, Jackson.

Tristan Sylk Block 826 Lot 8.01 – BA26-2021

A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to approve the resolution. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio. Abstain: Jackson.

Terrence Miller Block 548 Lots 3.01 and 3.02 - BA25-2021

A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to approve the resolution. In favor: Burger, Mashura, Petrozza, Trulli, Unsworth, Casaccio. Abstain: Jackson.

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 Ocean View.

1. ANNETTE CALVARESE – BLOCK 453.10 LOT 356 QUAL 56 – BA29-2021
Applicant is requesting a Site Plan Waiver and use variance for an expansion to the existing non-conforming campground and a side yard setback for the addition of a sunroom to an existing trailer at 56 Route 50, lot #56 in Ocean View.

INVOICES

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Casaccio, all in favor. The meeting ended at 7:02 pm.

Submitted by,

Liz Oaks