

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
JANUARY 12, 2023**

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

Member	Attendance
Paul Casaccio, Chairman	Present
Matthew Unsworth	Present
Sherrie Galderisi	Absent
Christopher Phifer	Present
Lynn Petrozza	Present
Andrew Shawl	Absent
Richard Mashura	Absent

Member	Attendance
James Burger, Alt #1	Present
Tom Jackson Alt #2	Present
Donald Rainear Alt #3	Absent
Hobie Young, Alt #4	Present

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

OATH OF OFFICE

Members that are new or renewing their term take the Official Oath of Office. Mr. James Burger, Mr. Tom Jackson, Mr. Hobie Young were sworn.

Paul Dietrich, Township Engineer and Liz Oaks, Board Secretary were sworn.

REORGANIZATION

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

In favor: Burger, Jackson, Petrozza, Phifer, Unsworth, Young

PAUL CASACCIO ELECTED CHAIRMAN FOR 2023

Mr. Casaccio asked for nominations for Vice Chair. A motion was made by Ms. Petrozza and seconded by Mr. Jackson to nominate Matthew Unsworth as Vice Chair. Hearing no further nominations, the nominations were closed.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Casaccio

MATTHEW UNSWORTH ELECTED VICE CHAIRMAN FOR 2023

Mr. Casaccio asked for nominations for Board Solicitor. A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to nominate Jeffrey Barnes, Esquire, as Board Solicitor. Hearing no further nominations, the nominations were closed.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

JEFFREY BARNES OF BARNES LAW GROUP ELECTED BOARD SOLICITOR 2023

Mr. Casaccio asked for nominations for Board Engineer. A motion was made by Mr. Jackson and seconded by Ms. Petrozza to nominate Paul Dietrich as Board Engineer/Planner. Hearing no further nominations, the nominations were closed.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

PAUL DIETRICH ELECTED BOARD ENGINEER FOR 2023

Mr. Casaccio asked for nominations for Board Secretary. A motion was made by Mr. Unsworth and seconded by Ms. Petrozza to nominate Liz Oaks as Board Secretary. Hearing no further nominations, the nominations were closed.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

LIZ OAKS ELECTED BOARD SECRETARY FOR 2023

Mr. Casaccio asked for nominations for the official board newspaper. A motion was made by Mr. Unsworth and seconded by Mr. Jackson to utilize The Press and the Sentinel Ledger as the official board newspaper.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

THE PRESS AND SENTINEL LEDGER ELECTED OFFICIAL NEWSPAPER FOR 2023

APPROVAL OF THE DECEMBER 8, 2022 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth and seconded by Mr. Burger.

In Favor: Burger, Jackson, Phifer, Unsworth, Casaccio

Abstained: Petrozza, Young

APPLICATIONS

Schultheis, Craig & Carol – Block 453 Lot 177.03 – BA 01-2023

Applicant is requesting sketch plat classification for a proposed 18 lot Major Subdivision with a D Variance at 118 Route 50 in Seaville

Joseph Maffei, Engineer with EDA of 5 Cambridge was sworn as an expert.

Mr. Maffei explained that they are here for classification of the proposed subdivision. He testified that the proposed subdivision is comprised of 18 lots which is considered a major subdivision.

Mr. Dietrich explains the definition of major and minor subdivisions. This application meets the criteria for a major subdivision due to the number of lots and road improvements. A subdivision application is in three parts; the first is classification of a major or minor subdivision followed by the preliminary application and lastly, the application for final approval. This application is before this board because of a need for a D Variance. This application for a residential subdivision in a commercial zone.

The meeting was open to the public. Hearing no one and seeing no one, this portion was closed and returned to the board.

A motion to classify the application as a major subdivision was made by Mr. Jackson and seconded by Mr. Unsworth.

In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

DISCUSSION

Summary of 2022 Zoning Board of Adjustment Applications.

There was a brief discussion about the Floor Area Ratio applications. This is a new standard and the few that were granted were reasonable.

A motion was made by Mr. Jackson, seconded by Mr. Petrozza to forward the Summary of the 2022 Zoning Board of Adjustment Applications to the Planning Board and Township Committee. In favor: Burger, Jackson, Petrozza, Phifer, Young, Unsworth, Casaccio

PUBLIC PORTION

RESOLUTIONS

John Brooks BA 26-2022

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

Abstain: Petrozza, Young

Agreement with King-Barnes Law Group

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

BILLS

A motion to pay the bills as presented was made by: Mr. Jackson and seconded by Ms. Petrozza. All in favor.

ADJOURNMENT

A motion to adjourn the meeting was made by: Mr. Unsworth and seconded by Mr. Jackson. All in favor. The meeting ended at 6:53 pm.

Submitted by,

Liz Oaks