

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
MARCH 9, 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
James Burger, Alt #1	Present
Paul Casaccio, Chairman	Present
Sherrie Galderisi	Present
Tom Jackson Alt #2	Present
Richard Mashura	Present
Lynn Petrozza	Absent
Christopher Phifer	Present

Member	Attendance
Donald Rainear Alt #3	Absent/Conflict
Andrew Shawl	Absent
Matthew Unsworth	Present
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.

APPROVAL OF THE FEBRUARY 9, 2023 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth and seconded by Mr. Jackson. In Favor: Burger, Galderisi, Jackson, Mashura, Phifer, Young, Casaccio. Abstain: Unsworth

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

APPLICATIONS

1. DORAN, NATHAN – BLOCK 829 LOT 2– BA 27-2022

Applicant is requesting variance relief for a front yard setback of 3.3’ where 15’ is required to enlarge the existing porch at 701 Commonwealth in Strathmere, New Jersey.

Nathan Doran, 701 Commonwealth Avenue, Strathmere was sworn.

Mr. Doran testified that he is looking to extend his front porch to the south side. It currently extends only on the north side of the house. Adding 56 square feet of uncovered deck above the allowed 92 square feet, allowing him the ability to enjoy the light, air, and open space it would provide. The design keeps in character of the neighborhood and does not pose any detriment to the public good.

Mr. Young suggested including the existing covered deck that was already there.

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

Mr. Unsworth – The applicant, Nathan Doran, comes before the Upper Township Zoning Board regarding the property located at 701 Commonwealth Avenue in Strathmere known on the municipal tax map as block 829 lot 2. He is seeking a front yard setback variance to extend his pre-existing non-conforming deck that he is putting a roof over. He proposes an additional 56 square feet of decking which falls within the 15-foot setback. He is not changing the existing setback. He is putting a roof over an existing footprint. It is improving the appearance of the structure. The design is keeping in character of the neighborhood. It is not negatively impacting the neighborhood or the site. There was no public comment. He believes it is improving the property and is in favor of the application as presented.

Mr. Young – The variance is for the deck and porch. If the applicant should want to enclose or expand it, he would have to come back before the board.

Mr. Burger – In favor of the application.

Ms. Galderisi – In favor of the application.

Mr. Jackson – In favor of the application.

Mr. Mashura - In favor of the application.

Mr. Phifer – Nothing to add.

Mr. Casaccio – Nothing to add.

A motion to approve the application including the existing porch was made by Mr. Mashura and seconded by Ms. Galderisi. In favor: Burger, Galderisi, Jackson, Mashura, Phifer, Unsworth, Casaccio

PUBLIC PORTION

There was no public present at this time.

RESOLUTIONS

Cooper, Tim BA 25-2022

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

Meloy, Colby and Ashley BA 03-2023

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

Schultheis, Craig and Carol BA 02-2023

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

Summary of 2022 Zoning Board of Adjustment Applications

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

DISCUSSION

Mr. Casaccio explained that applicants were having trouble getting their legal postings on time due to problems with the Press of Atlantic City. It is suggested to add the Cape May County Herald as an additional supplementary newspaper along with the existing Sentinel Ledger. Mr. Barnes will draft a resolution to present at the April meeting.

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by: Ms. Galderisi and seconded by Mr. Phifer. All in favor. The meeting ended at 6:40 pm.

Submitted by,

Liz Oaks