

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
 REGULAR MEETING MINUTES  
 JULY 3, 2025

The 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

Member	Attendance
Paul Casaccio, Chairman	Present
Sherrie Galderisi	Absent
Tom Jackson Alt #2	Absent
Richard Mashura	Present
Lynn Petrozza	Absent
Christopher Phifer	Absent
Donald Rainear, Alt #3	Present

Member	Attendance
Andrew Shawl	Present
Travis Tomlin, Alt #1	Present
Matthew Unsworth	Absent
Hobie Young, Alt #4	Absent

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

Greg Schneider and Liz Oaks were sworn.

APPROVAL OF THE JUNE 5, 2025 MEETING MINUTES

A motion to approve the minutes was made by Mr. Shawl and seconded by Mr. Casaccio.  
 In favor: Shawl, Casaccio  
 Abstain: Mashura, Rainear, Tomlin

APPLICATIONS

Griffin, Jack - Block 731 Lots 12, 13, 14, 15 and 16.01– BA 10-2025

Applicant is seeking a use variance for the expansion of a non-conforming use with a site plan waiver to construct a 12' x 24' accessory structure in the front yard at 22 Norwood Road in Marmora, New Jersey.

Attorney: Elias T. Manos, Esquire  
 Site Plan: Engineering Design Associates, P.A. 5/12/25  
 Survey: James R. Boney 5/28/21  
 Variances:

- Use variance for the expansion of a non-conforming use
- Accessory building in front yard
- Architectural Design Standards

Mr. Manos – Representing the applicant, Dompierre with Jack Griffin as the principal. The property is located at 22 Norwood Road in the Marmora Town Center Zoning District (MTCD) Also known as block 731 lots 12, 13, 14, 15 and 16.01 on the tax map. The property is a corner property at Norwood Road and Worcester Avenue. The property is currently improved with the window service and repair business that the applicant operates. Previously the location was used as a plumbing supply business. The applicant seeks to construct a new 12'x24' storage shed on the property. The existing business is a pre-existing, non-conforming use and putting a shed on site is considered the expansion of a non-conforming use, triggering a D2 Variance. Sheds are not permitted in front yards, requiring a variance. And a site plan waiver is requested for architectural design standards. They will provide testimony that the shed will essentially match the existing structure.

Mr. Barnes pointed out to the applicant's attorney that the board consisted of only five members this evening. Reminding him that a use variance required the super majority of all five members voting in the affirmative.

Mr. Manos stated that the five members was fine, and they would like to proceed.

Joseph Maffei, Engineer, Engineering Design Associates, 5 Cambridge Drive, was sworn as an expert.

Mr. Maffei – The applicant proposes to construct a 12'x24' shed that will match the existing facility that has a black and white color scheme with a metal roof. The shed is to be placed in the front yard. The property is a corner lot and does not allow for any other location. It will be placed on existing paving therefore there is no effect on impervious coverage. It will account for 1.7% coverage, where 5% is permitted for accessory structures. No bulk variances are required. The height of the shed is 12', which is under the 20' allowed and meets the requirements for light, air and open space. The use is a permitted use, the non-conformity is the lack of a residential component. It is a suitable location; it has been a business for quite some time. The building was in bad condition when the applicant purchased it and has made many improvements. There will be electricity in the building but no water. There will be no substantial detriment to the public, the zone plan or zoning ordinance.

Mr. Casaccio noted that there were multiple lots and suggested a lot consolidation.

Mr. Manos confirmed the applicant agreed to a deed of consolidation.

Mr. Schneider – The application is technically a site plan waiver, but Mr. Maffei has included a lot of information. It still qualifies for a site plan waiver.

Mr. Casaccio – Questioned the parking.

Mr. Maffei testified the shed did use a couple of parking spaces but they provide more spaces than required.

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

Mr. Shawl – The applicant, Jack Griffin Jr., has come before the zoning board regarding his property located at 22 Norwood Road in Marmora also known as block 731 lots 12, 13, 14, 15 and 16.01 on the tax map. The applicant wishes to add a 12'x24' shed to his facility located at the intersection of Norwood Road and Worcester Avenue. It is a corner lot that has been an existing commercial structure for quite some time in the township. We heard testimony from the applicant's engineer that because it is a corner lot the property has two front yards and the only location for the shed would be a front yard. There is no additional impervious coverage being added should the shed be approved because it is being placed on existing pavement. It will be taking up a couple parking spaces, but they still have sufficient parking for this use. The use of the property is currently a commercial use and is zoned for mixed use. The commercial use is a permitted use but lacks a residential component thus needing a use variance. The applicant has made significant improvements to the property with both the building and landscaping. There will be electricity supply to the shed. The building is located in such that it maintains light, air and open space with surrounding properties. The design of the shed will be consistent with the existing building and the character of the neighborhood. The shed will be 12' in height. There won't be any detriment to the public good and no detriment to the zone plan. For special reasons that the shed maintains light, air and open space and the property is particularly well suited for this use, he believes the variance can be granted to the applicant.

Mr. Tomlin – Nothing to add.

Mr. Mashura – Nothing to add.

Mr. Rainear – Nothing to add.

Mr. Casaccio – The applicant agreed to a deed of consolidation and there would be no water supplied to the shed.

A motion to approve the application with the condition of lot consolidation and no water, was made by: Mr. Rainear  
The motion was seconded by: Mr. Mashura  
In favor: Mashura, Rainear, Shawl, Tomlin, Casaccio

Fredericks, Michael – Block 824 Lot 4 – BA 09-2025

Applicant is appealing the zoning officer’s approval on the zoning permit dated October 18, 2024 to allow a house raise with addition at 114 Putnam Avenue in Strathmere, New Jersey.  
*Tabled to the August meeting. No further notice.*

DISCUSSION

RESOLUTIONS

Donlan, Gwen - Block 643 Lot 22.01 Qualifier CA – BA 07-2025

A motion to approve the resolution was made by Mr. Shawl  
The motion was seconded by Mr. Tomlin  
In favor: Shawl, Casaccio  
Abstain: Mashura, Rainear, Tomlin

Worthington, Samuel James - Block 857 Lot 8.01 – BA 05-2025

A motion to approve the resolution was made by Mr. Shawl  
The motion was seconded by Mr. Tomlin  
In favor: Shawl, Casaccio  
Abstain: Mashura, Rainear, Tomlin

BILLS

A motion to pay the bills as presented was made by: Mr. Shawl  
The motion was seconded by: Ms. Rainear  
All in favor. With Mr. Casaccio abstaining from the Kates Schneider invoices.

PUBLIC PORTION

The meeting was open to the public.

Ralph Cooper, 6 Gladwyn, was sworn. Mr. Cooper stated he is with the Upper Township Green Team. He has a checklist that he uses to submit for the township to be certified with Sustainable New Jersey. He is looking to see if there have been any changes. There was one thing discussed before about how the township publicizes resolutions. There were two on the agenda tonight but did not say what they were for. Most towns attach the resolutions to the meeting minutes, or they have a run sheet on the website. He doesn’t think the township has either one. He suggests that this be considered.

Hearing no one else and seeing no one else, the public portion was closed.

ADJOURNMENT

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

Submitted by,  
Liz Oaks, Board Secretary