

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
DECEMBER 4, 2025**

The regular meeting of the Upper Township Zoning Board of Adjustment will be held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 6:30 p.m.

**SUNSHINE ANNOUNCEMENT
SALUTE TO THE FLAG
ROLL CALL**

APPROVAL OF THE NOVEMBER 13, 2025 MEETING MINUTES

APPLICATIONS

Nicole and Steve Scheffler

Block 722 Lots 4 & 5

Applicant is seeking variance relief for a side yard setback of 8.8' where 10' is required at 36 Seaview Avenue, Beesley's Point, New Jersey.

Ann Dunphy

Block 453.10 Lot 350 – BA 16-2025

Applicant is seeking a use variance for the expansion of a non-conforming use to construct a 16' X 20' attached garage to an existing two-family dwelling at 34A Route 50, Seaville, New Jersey.

Anderson Realty-Florida, L.P.

Block 559 Lots 39-42 – BA 17-2025

Applicant is seeking a use variance to develop 49 single-family dwellings at 3003-3011 Route US 9. Seaville, New Jersey.

Jason Grecco

Block 600 Lots 45 & 46

Applicant is seeking to amend an existing site plan approval in order to increase the number of parking spaces to (49) spaces, constructing a 7,200 sf pole barn, a 10'x36' addition to the existing dwelling, relocation of mulch/storage bins, reconfiguring of stormwater basins, extension of asphalt access drive to proposed pole barn, removal of proposed stone storage area that will consist of a grassland cover and modification of landscaping plan at 442-44 Route US – South, Marmora, New Jersey.

DISCUSSION

None

RESOLUTIONS

Jersey Shore Campground, LLC a.k.a. Ocean City Campground

Block 548 Lots 15 & 20 – BA 15-2025

Applicant is seeking preliminary and final site plan approval to add 19 transient campsites 245 Route 50, Seaville, New Jersey.

PUBLIC PORTION

BILLS

ADJOURNMENT

Elizabeth Oaks, Board Secretary