

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
 REGULAR MEETING MINUTES
 NOVEMBER 13, 2025

The regular 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	Present
Richard Mashura	Present
Lynn Petrozza	Absent
Christopher Phifer	Absent
Donald Rainear, Alt #3	Present

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

Also, in attendance were Jeffrey Barnes, Board Solicitor and Elizabeth Oaks, Zoning Officer.

Approval of the October 2, 2025 Meeting Minutes

A motion to approve the minutes was made by Mr. Rainear and seconded by Mr. Shawl.

In favor: Mashura, Rainear, Young, Casaccio

Abstain: Jackson, Shawl

BILLS

A motion to pay the bills as presented was made by:

Mr. Shawl

The motion was seconded by:

Mr. Rainear

In favor: Jackson, Mashura, Rainear, Shawl, Young, Casaccio

Mr. Casaccio abstained from the Kates Schneider billing.

DISCUSSION

Mr. Casaccio announced the Planning Board, and the Township Committee have voted to create a consolidated Land Use Board, effective December 31, 2025, with the Planning Board being the surviving board. The Township Committee will handle appointments and related details as to who will serve and when.

Applicants deemed complete at this meeting were advised that, due to the upcoming consolidation and scheduling constraints, their applications may not be reached in December. If not heard at the December Zoning Board meeting, such applications may be carried to the Land Use meeting after consolidation.

Mr. Casaccio recused himself from the next application, stepping down. Mr. Shawl will assume the role of Acting Chair.

APPLICATIONS

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 and a waiver from asphalt paving requirements at 245 Route 50, also known as 78/84 Tyler Road, Seaville, New Jersey.

Site Plan:	Engineering Design Associates, PA	8/27/25
Stormwater Maintenance and Inspection Program:	Engineering Design Associates, PA	8/28/25
Stormwater Management:	Engineering Design Associates, PA	8/28/25

Variances

- Expansion of a non-conforming use.

Waivers:

- Relief from asphalt paving.

Robert Belasco on behalf of Jersey Shore Campground stated the property is located at 78/84 Tyler Road in Seaville, also known as 245 Route 50. Known on the tax map as block 548, lots 15 and 20 located in the Conservation Zoning District. The site is currently operated as a campground with 196 transient sites. In December 2023, the applicant appeared before this Board and obtained a D(2) Variance (expansion of a non-conforming use) to allow an additional 196 transient campsites.

- The prior approval was based on a conceptual site plan and did not include site plan approval.
- The primary objective at that time was to determine whether the Board would support the proposed expansion of the existing non-conforming campground use. The present application seeks preliminary

The present application seeks preliminary and final major site plan approval for Phase 1, consisting of 19 of the previously approved 196 additional campsites.

At this time, the only relief requested in addition to the site plan approval is a waiver from the requirement to provide asphalt paving, so that the driveway and internal circulation for these sites can be constructed of asphalt millings, consistent with the rest of the campground. No new variances are requested as part of this Phase 1 application. The applicant intends to pursue future phases for the balance of the approved sites at a later date, at which time more detailed engineering will be presented including expanded septic facilities.

Vincent Orlando, P.E., P.P., Engineering Design Associates, 5 Cambridge, Ocean View, was sworn in as an expert.

Mr. Orlando testified that Phase 1 of the previously approved campground expansion proposes 19 new transient RV/trailer campsites, drawn from the 196 additional sites authorized under the prior D(2) variance. The 19 sites are shown on Sheet 3 of 5 of the plans, located near the entrance to the existing campground, approximately 318 feet from the southerly property line and about 2,000 feet from the easterly property line, generally in the upper left portion of the tract. Each site is roughly 36 feet by 65 feet and intended for transient use, with guests arriving, connecting to utilities, staying on a temporary basis, and then departing.

The sites will be served by an internal driveway for which the applicant seeks a waiver to continue the use of asphalt millings in lieu of traditional asphalt pavement, consistent with all other internal roads in the campground. Mr. Orlando noted that asphalt millings provide a smooth, somewhat pervious surface that is appropriate to the campground's Conservation District setting. Each new campsite will be provided with sewer hookup to the existing septic system (within current flow thresholds), water service from an on-site well, and electric service.

A drainage area/stormwater BMP is included to manage runoff in compliance with New Jersey stormwater standards. Mr. Orlando confirmed that the plans were revised on September 16, 2025 to address the Board Engineer's September 15, 2025 review letter, including correcting labels from "transient primitive sites" to "transient sites," clearly depicting the required 100-foot buffer to campsites and 50-foot building setbacks, committing to file the stormwater maintenance plan with the Township Clerk, and acknowledging compliance with all applicable State regulations.

He further testified that the applicant intends to construct the balance of the 196 additional sites in future phases. At full build-out, septic flows will exceed 2,000 gallons per day, which will require a more detailed septic treatment system design and amended preliminary and final site plan approvals. Phase 1 has been designed to remain within standard septic thresholds to allow the project to proceed while deferring the more complex septic approvals to later phases.

Mr. Orlando confirmed that no variances are requested for Phase 1, and that the only relief sought is the paving waiver for asphalt millings. In his opinion, the Phase 1 plan is consistent with the prior D(2) variance approval, complies with Township buffer and setback requirements, provides appropriate stormwater management, and is suitable for approval subject to the requested waiver and the Board Engineer's conditions.

Board members asked clarifying questions regarding:

- Whether the proposed sites are trailer/RV sites (they are) and the nature of sewer, water, and electric hookups;
- The 318-foot separation from the southerly property line and its relation to nearby residential/farm uses;
- The location of existing septic facilities (which Mr. Orlando testified are located further to the northwest and will remain as-is for this phase);
- At what point the septic flow threshold will necessitate new treatment facilities (for future phases); and
- Whether the Board Engineer's comments had been fully addressed.

Mr. Orlando answered:

- The sites are RV/trailer sites with sewer, water (well), and electric.
- The 318-foot distance to the southerly property line provides separation from adjoining properties and remains within the vegetated buffer.
- Existing septic facilities are outside the area of these 19 sites and will not be expanded as part of this phase; further septic improvements will be addressed in a subsequent application.
- The Board Engineer's comments have been satisfied, and the revised plan reflects those changes.

Mr. Schneider, Board Engineer, confirmed on the record that his review comments were satisfactorily addressed. The applicant will submit the stormwater BMP Operations and Maintenance Plan to the Municipal Clerk. No variances are required in Phase 1. The waiver to allow for asphalt millings for the internal roads. The existing roads are covered in the same manner. The product is a recycled product and appropriate for this setting.

Mr. Barnes suggested a deed of consolidation.

Mr. Belasco agreed.

The meeting was open to the public.

Bruce Meyer, 60 Tyler Road, was sworn in. Mr. Meyer owns the property directly adjacent to the campground which operate as a farm and business. He complimented the applicant on their efforts to clean up the site. He has concerns about campers trespassing. During the past summer there were over a dozen instances of campers walking along or onto his property line. Some campers were polite, and others were confrontational. He is not opposing the campground or its expansion but wants to know what is being done to ensure campers do not stray onto his property such as fencing, tree planting or signage.

Gary Ott, 3110 Horseshoe Trail, VA, was sworn in and stated that this meeting was the first time he had heard of these specific trespassing issues. He and his partners are very "hands-on". They are at the property frequently, interacting with guests regularly. They seek a cordial relationship with the neighbors. He emphasized that the campground has rules and regulations in place. Guests who do not follow the rules will be asked to leave. He cannot fix problems that are not brought to his attention.

Mr. Meyer reiterated that he did not attend the last meeting and had not previously spoken on the record. He is a camper himself and appreciates that people are on vacation but wants to know if any proactive steps will be taken, such as fencing or plantings.

Mr. Ott agreed to additional signage along the property line to mark “Private Property”.

Thomas Jones, 211 Route 50, was sworn in. He concurs with Mr. Meyer’s comments and also complimented the campground, noting it is well-maintained. His property is directly adjacent to the campground and has experienced campers on his property and late-night noise from young people using the trail near the boundary. At a prior meeting, he requested a fence along the boundary and is making a second formal request for a fence. He is not inclined to constantly call the campground to complain. He sees that other campgrounds have fencing and will continue to request fencing and may escalate the issue to a higher municipal level, if necessary.

Mr. Ott recalled Mr. Jones from the previous meeting. He reiterated his earlier offer; if neighbors inform him of a specific problem, he will address it promptly. He added a fence will not eliminate noise. The campground has existed since the 1960’s and was historically noisier under prior ownership than under the current management. He agreed to the additional signage and improved language in the rules about property lines.

Hearing no one and seeing no one, else the meeting was closed and returned to the board for findings of fact.

Mr. Jackson – The applicant, Jersey Shore Campground, came before the board seeking preliminary and final site plan approval to add 19 transient campsites and a waiver from asphalt paving requirements at 78/84 Tyler Road, Seaville, New Jersey. There are no bulk variances being requested.

Mr. Young – He believes keeping the buffer natural and adding signage are good ideas. He lives down the street and has never had any issues but sees the importance of working with the neighbors.

Mr. Rainear – Believes the signage is a good idea, how will this be enacted?

Mr. Orlando – They will prepare a signage package for the Board Engineer’s review.

Mr. Mashura – Nothing to add.

Mr. Shawl – Added the applicant agreed to all of the Board Engineer’s comments. They agree to a deed of consolidation. We heard testimony from the public concerned with trespassing and noise. The applicant has agreed to add signage to lessen the trespassing. The applicant was granted a D(2) variance at the December 2023 meeting. This application is for Phase 1 for 19 transient campsites. The sites are located near the entrance to the existing campground. Phase 1 complies with the Township buffer and setback requirements. An existing buffer area behind the adjacent neighbors will remain vegetated. The applicant agreed with the engineer’s report dated September 16, 2025.

Mr. Barnes - The applicant is seeking preliminary and final major site plan approval for adding 19 campsites with a waiver for asphalt paving. With the following conditions:

- A signage package will be prepared and submitted to the Board Engineer.
- They agree to expand and update campground rules and regulations to prohibit trespassing and the subject may be evicted if they are in violation.
- A deed of consolidation.
- The applicant acknowledges that any additions to this plan must come back to the board for approval.

A motion was made to approve the application with the stated conditions by:

Mr. Jackson

Seconded by:

Mr. Mashura

In favor: Jackson, Mashura, Rainear, Young, Shawl.

RESOLUTIONS

None

PUBLIC PORTION

The meeting was open to the public. Hearing no one and seeing no one.

ADJOURNMENT

A motion to adjourn the meeting was made by:
The motion was seconded by:
All in favor. The meeting adjourned at 7:05 pm.

Mr. Jackson
Mr. Mashura

Submitted by,
Elizabeth Oaks, Board Secretary