

UPPER TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
APRIL 2, 2026

The regular meeting of the Upper Township Planning Board was held at Township Hall at 2100 Tuckahoe Road, Petersburg. The meeting was called to order at 6:00 p.m.

SUNSHINE ANNOUNCEMENT  
SALUTE TO THE FLAG  
ROLL CALL

Member	Attendance
Paul Casaccio, Class IV	Present
Mayor Curtis Corson, Class I	Present
Brooke Fisher, Alt 3	Absent
Joseph Harney, Class IV	Present
Rich Kaczmarski, Class II	Present
Ted Kingston, Class IV	Present
Richard Mashura, Alt 1	Present

Member	Attendance
Chris McGuire, Class IV	Absent
Chris Phifer, Class IV	Absent
Samuel Palombo, Class III	Absent
Andrew Shawl, Alt 4	Present
Travis Tomlin, Alt 2	Present
Matt Unsworth, Class IV	Present

Also in attendance were Jeffrey P. Barnes, Esq., Board Solicitor, Paul Kates, Board Engineer and Elizabeth Oaks, Board Secretary.

**APPROVAL OF THE MARCH 5, 2026 PLANNING BOARD MEETING MINUTES**

A motion to approve the minutes was made by: Mr. Shawl  
 Seconded by: Mr. Unsworth  
 In favor: Harney, Kingston, Shawl, Unsworth, Corson, Casaccio  
 Opposed : None  
 Abstain: Kaczmarski, Mashura, Tomlin

**NEW BUSINESS**

**Schultheis, Craig and Carol a.k.a. Carraig Group, LLC Block 453 Lot 177.03 – PB 02-2026**

The applicants are requesting an extension of time for a previously approved 18-lot subdivision at 118 Route 50, Upper Township, New Jersey.

Robert Belasco, Esquire, appeared on behalf of the applicant and explained that the request was made due to inflation and increased construction costs. He stated that the property had been surveyed and cleared, contractors were being sought, and the applicant was in the process of pursuing an NJDOT highway access permit. Board discussion included the timing of allowable extensions and confirmation that the approval predated the recently adopted affordable housing requirements.

Jeff Barnes, Board Solicitor, confirmed that the extension request is permitted under statute and that the prior approvals remain valid.

Paul Kates, Board Engineer, indicated that there have been no material changes to site conditions.

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

A motion to grant the one-year extension was made by: Mr. Unsworth  
 Seconded by: Mr. Kaczmarski  
 In favor: Harney, Kaczmarski, Kingston, Mashura, Shawl, Tomlin, Unsworth, Corson, Casaccio  
 Opposed : None  
 Abstained: None

### **Tractor Supply Block 561 Lot 3 – BA 01-2026**

The applicant is seeking variance relief for signage previously approved that permitted a 147 sq. ft. attached sign where proposed is 192 sq. ft., and a 48.9 sq. ft. second attached sign, where now proposed is 81.7 sq. ft. at 13 NJ Route 50, Ocean View, New Jersey.

Chris Mullen, Esquire, appeared on behalf of the applicant. He explained that the applicant had received prior approvals for signage measuring 147 square feet for the façade of the building and 48.9 square feet for the garden center sign. The applicant now proposes 192 square feet for the facade and 81.7 square feet for the garden center.

Stephen Hawk, PP AICP, 509 Chanticleer, Cherry Hill, New Jersey was sworn.

Mr. Hawk provided testimony addressing the positive and negative criteria, noting:

- The size and frontage of the property exceed typical zoning requirements
- The building is set significantly farther back than required
- The total signage remains below 10% of the façade area
- The increased sign size improves visibility due to the building orientation and existing vegetation

Rocco Gaspin, ABCO Sign, Pennsauken, New Jersey, was sworn in.

Mr. Gaspin provided testimony regarding sign illumination.

- The signs would be internally illuminated LED fixtures.

Board members expressed concerns including:

- Deviation from ordinance limits
- Intensity of illumination and lack of dark-sky compliance
- Potential precedent for similar requests
- Necessity of increased signage given modern navigation technology

No findings were made as no action was taken.

### **Outcome**

At the request of the applicant, the application was continued to May 7, 2026, without further notice, to allow for revisions and additional coordination with Township professionals.

### **Miller, Robert Block 382 Lots 19.01 & 19.02**

The applicant is requesting a conceptual review of a proposed warehousing facility at 1520-1530 Route 50, Tuckahoe, New Jersey.

### **Discussion**

The applicant, Robert Miller, and professional, Andrew Canatanese, Esquire, presented a conceptual plan consisting of multiple warehouse-style buildings intended for contractor use and large-scale storage.

The Board provided feedback including:

- The use appears generally consistent with permitted uses in the zone
- Concerns regarding building coverage, lot coverage, and tree preservation deviations
- Recommendation to shift development further from adjacent residential properties
- Importance of buffering, lighting controls, and minimizing intensity
- Consideration of stormwater, ADA access, and fire code requirements
- Clarification that the use is not mini-storage, but larger contractor-type storage

No formal action was taken as the matter was conceptual only.

## **DISCUSSION**

### PACT/REAL Rules – Board Discussion (Overview of Impacts)

\*NJDEP Protecting Against Climate Threats (PACT) Regulations

\*NJDEP Resilient Environments and Landscape (REAL) Regulations

Discussion of the new PACT/REAL rules and how they may affect development review in Upper Township, including building height and stormwater requirements.

Mr. Kates, Board Engineer, provided an overview of recent State regulatory changes affecting flood elevation standards and development requirements.

Discussion included:

- Increase in required base flood elevation
- Potential need to revise Township freeboard requirements
- Uncertainty pending State guidance and legal challenges.

The meeting was open to the public.

Thomas Pape, 2612 S Commonwealth Ave., Strathmere was sworn in. Mr. Pape expressed concern about building heights.

Jason Lombardi, 2716 S Commonwealth Ave., Strathmere was sworn in. Mr. Lombardi also expressed concern about building heights.

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

## **RESOLUTIONS**

None

## **PUBLIC PORTION**

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

## **BILLS**

A motion to approve the bills was made by:

Mr. Kingston

Seconded by:

Mr. Harney.

All members present voted in the affirmative, with Mr. Casaccio abstaining from the Kates, Schneider & Associates invoices.

## **ADJOURNMENT**

The meeting was adjourned at 8:08 p.m. by a motion made by:

Mr. Kingston

Seconded by;

Mr. Unsworth

All members present voting in the affirmative.

Submitted by:

Elizabeth Oaks, Board Secretary