

UPPER TOWNSHIP PLANNING BOARD  
REGULAR MEETING MINUTES  
MARCH 5, 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 Kaczmariski, Class II	Absent
Ted Kingston, Class IV	Present
Richard Mashura, Alt 1	Absent

Member	Attendance
Chris McGuire, Class IV	Absent
Chris Phifer, Class IV	Present
Samuel Palombo, Class III	Present
Andrew Shawl, Alt 4	Present
Travis Tomlin, Alt 2	Absent
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 FEBRUARY 5, 2026 PLANNING BOARD MEETING MINUTES**

A motion to approve the minutes was made by: Mayor Corson  
 Seconded by: Mr. Unsworth  
 In favor: Palombo, Phifer, Unsworth, Corson, Casaccio  
 Oppose: None  
 Abstain: Harney, Kingston, Shawl

**NEW BUSINESS**

Consistency Review of Ordinance No. 005-2026

Review of Ordinance No. 005-2026 amending Chapter 20, Zoning, of the Code of Upper Township by repealing Sections 20-14 through 20-14.5 and Sections 20-15 through 20-15.10.

There was a brief discussion that included the need to follow State regulations. A letter from Board Planner, Tiffany Morrissey, stating that she had no issues was discussed. Mr. Kates, Board Engineer, stated that there were no concerns. Mr. Barnes, Board Attorney, also stated that he had no concerns.

A motion to recommend that Township Committee proceed with Ordinance No. 005-2026 as being consistent with the Master Plan, was made by: Mr. Harney  
 Seconded by: Mr. Shawl  
 In favor: Harney, Kingston, Phifer, Palombo, Shawl, Unsworth, Corson, Casaccio  
 Oppose: None  
 Abstain: None

**RESOLUTIONS**

David and Christina Durst - Block 856.01, Lot 7 - BA 20-2025

A motion to approve the resolution was made by: Mr. Unsworth  
 Seconded by: Mr. Shawl  
 In favor: Palombo, Phifer, Unsworth, Corson, Casaccio  
 Oppose: None  
 Abstain: Harney, Kingston, Shawl

Legowski, Matthew Block - 652.02, Lot 8.02 - BA 22-2025

A motion to approve the resolution was made by:

Seconded by:

In favor: Palombo, Phifer, Unsworth, Corson, Casaccio

Oppose: None

Abstain: Harney, Kingston, Shawl

Mr. Unsworth

Mr. Phifer

Atlantic City Electric Company - Block 599, Lot 51 – PB 01-2026

A motion to approve the resolution was made by:

Seconded by:

In favor: Palombo, Phifer, Unsworth, Corson, Casaccio

Oppose: None

Abstain: Harney, Kingston, Shawl

Mr. Unsworth

Mayor Corson

Consistency Review Ordinance No. 001-2026 - PB SP 04-2026

A motion to approve the resolution was made by:

Seconded by:

In favor: Palombo, Phifer, Unsworth, Corson, Casaccio

Oppose: None

Abstain: Harney, Kingston, Shawl

Mr. Unsworth

Mr. Shawl

Consistency Review Ordinance No. 005-2026 - PB SP 05-2026

A motion to approve the resolution was made by:

Seconded by:

In favor: Harney, Kingston, Palombo, Phifer, Shawl, Unsworth, Corson, Casaccio

Oppose: None

Abstain: None

Mr. Unsworth

Mr. Harney

### **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:

Seconded by

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

Mr. Phifer

Mr. Harney.

### **ADJOURNMENT**

The meeting was adjourned at 6:10 p.m. by a motion made by:

Seconded by

All members present voting in the affirmative.

Mr. Phifer

Mr. Unsworth

Submitted by:

Elizabeth Oaks, Board Secretary