

**PLANNING BOARD MEETING AGENDA
AUGUST 6, 2026**

The regular meeting of the Upper Township Planning Board will be held at the Township Hall, 2100 Tuckahoe Road in Petersburg, New Jersey. The meeting will begin at 6:00 p.m.

SUNSHINE ANNOUNCEMENT

SALUTE TO THE FLAG

ROLL CALL

APPROVAL OF THE JULY 2, 2026, MEETING MINUTES

NEW BUSINESS

Bader, Thomas Block 853 Lot 10 – BA 09-2026

The applicant is seeking variance relief for a pre-existing front yard setback of 5'9" where 15' is required and maximum building coverage of 31% where 37% is existing and 27% is permitted to construct an addition with renovations at 30 Winthrop Road, Strathmere, New Jersey.

Bixby, Ava Fox and Mina Marie Block 12 Lot 29 – BA 12-2026

The applicant is seeking variance relief for lot area of 30,048 square feet where 2 acres is required, lot frontage of 40' where 150' is required, lot width of 100' where 150' is required, side yard setback of 18.5' and 43.1' where 35' is required, building coverage of 4.99% where 3% is required and impervious coverage of 19.06% where 5% is required to construct a single-family dwelling at 331 Marshallville Road, Marshallville, New Jersey

Chapel by the Sea Block 600 Lots 14.01, 14.02, 15 & 39.01 – BA 06-2026

The applicant is seeking amended final site plan approval and D(2) variance relief for the expansion of a previously approved nonconforming house-of-worship use through the construction of a 50-foot by 50-foot maintenance building, together with bulk variance relief for a proposed accessory-building height of 32 feet where a maximum of 20 feet is permitted, at 300 Route US 9 South, Marmora, New Jersey.

Mentzer, Ryan & Morgan Block 549 Lot 4.19 – BA 10-2026

The applicants are seeking a D(1) use variance to permit a residential structure in a commercial zone with C bulk variance relief for lot area of 35,009 square feet where 40,000 square feet is required at 129 Route 50, Seaville, New Jersey.

Gaglione, Sarah Block 549.01 Lot 1.01 – BA 11-2026

The applicant is seeking a D(1) use variance to permit a residential structure in a commercial zone with C bulk variances for existing lot depth of 125' where 200' is required, proposed front yard setback of 36.3' where 50' is required, rear yard setback of 40' where 50' is required, minimum distance between principal and accessory structures of 10' where 25' is required and to permit a detached garage within the front yard at 127 Route 50, Seaville, New Jersey.

PUBLIC PORTION

RESOLUTIONS

Arroyo, Timothy & Susanna - Block 14 Lot 1- BA 07-2026

BILLS

Review and approval of the bills for the month.

ADJOURNMENT