+UPPER TOWNSHIP PLANNING BOARD
REGULAR MEETING MINUTES
MAY 7, 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	Absent
Ted Kingston, Class IV	Present
Richard Mashura, Alt 1	Present

Member	Attendance
Chris McGuire, Class IV	Present
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 APRIL 2, 2026 PLANNING BOARD MEETING MINUTES

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

Mr. Casaccio noted the number of members in attendance and inquired whether any member not present at the previous meeting for the continuation of the first application wished to step down for the evening. Mr. McGuire and Mr. Palombo elected to step down and exited the meeting.

CONTINUATION FROM APRIL 2, 2026 MEETING

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.

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

Mr. Mullen explained that following a discussion with the Board Engineers, the applicant agreed to reduce the intensity and color temperature of the LED lighting for the signs from 6000K to 4000K and reducing the lumens from approximately 195 to 145 per square foot. Testimony was provided that the signs would only be illuminated during store hours.

Mr. Gaspin provided testimony regarding LED lighting, lumen output, and sign illumination levels. He explained that further reductions could cause flickering and operational issues.

Board discussion included the necessity of the larger signage, visibility from Route 50, the impact of illumination on surrounding properties, dark sky considerations, and comparison to the previously approved signage plan.

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

A motion to approve the application with conditions of reduced intensity, color temperature and lumens,
was made by: Mr. Shawl
Seconded by: Mr. Mashura
In favor: Harney, Kingston, Mashura, Shawl, Casaccio
Opposed : Unsworth, Corson
Abstain: Phifer

NEW BUSINESS

Mazzeo, Ryan - Block 663 Lot 11 – BA 04-2026
The applicant is seeking variance relief for the maximum height of an accessory structure of 24’7” where the maximum height is 20’ to construct a detached garage at 414 North Shore Road, Beesley’s Point, New Jersey.

Ryan Mazzeo, 414 North Shore Road, was sworn in.

Mr. Mazzeo appeared on his own behalf and testified that the additional height was necessary to accommodate attic trusses for storage above the garage area. He testified that the structure would be used for personal storage only, including vehicles, a boat, and personal equipment.

Board acknowledged pre-existing nonconforming conditions including lot area and lot width deficiencies. Conditions of approval included no habitable space, no commercial use, and any loft/storage area being limited to storage purposes only.

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

A motion to approve the application subject to the conditions discussed, including no habitable space, no commercial use and storage only use of the loft area, was made by: Mr. Kingston
Seconded by: Mr. Shawl
In favor: Harney, Kingston, Phifer, Mashura, Unsworth, Corson, Casaccio

Opposed : None
Abstain: None

<u>Nauti-Dog, LLC - Block 560 Lot 1.01 - PB 04-2026</u>
The applicant is seeking a site plan waiver to open a kennel and day care for animals at 2087 U.S. Route 9 South, Seaville, New Jersey.

Ronald Gelzunas, Esquire, appeared on behalf of the applicant.

Lou Delosso, architect and planner, 2687 Bay Drive, Villas, was sworn in. Mr. Delosso provided testimony regarding the existing layout of the shopping center unit and explained that no exterior improvements were proposed. Testimony was provided that the use would require fewer parking spaces than the prior fitness center use.

Lindsay Thompson, 2087 Route 9, Unit C-1, was sworn in. Ms. Thompson testified regarding her experience in veterinary care and animal handling, the operation of the proposed business, annual health inspections, and compliance with health department requirements. Discussion included ventilation, isolation areas, sanitation procedures, and operational controls.

Ms. Thompson also testified that she has extensive experience in veterinary medicine and animal care, that the facility will be subject to annual inspections, and that the Health Department required replacement of the existing flooring.

The Board found that no exterior improvements, drainage changes, circulation changes, buffering changes, lighting changes, or additional site improvements were required and that existing parking exceeded the needs of the proposed use. The Board further found that the proposed use would require fewer parking spaces than the previous fitness center use and that no changes to circulation, drainage, buffering, lighting, parking, or other site improvements were necessary. The existing site was determined to be adequate to accommodate the proposed use.

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

A motion to approve the application as presented was made by: Mr. Unsworth
Seconded by: Mr. Shawl
In favor: Harney, Kingston, Phifer, Mashura, Unsworth, Corson, Casaccio
Opposed : None
Abstain: None

<u>Bailey, Margaret a.k.a. The George Bailey Revocable Living Trust</u> - <u>Block 860 Lot 14 – BA 03-2026</u>

The applicant is seeking variance relief for existing non-conforming side yard setback of 5’7” where 6’ is required, and existing rear yard setback of 5’11” where 30’ is required, together with variance relief for a proposed front yard setback of 12’2” where 15’ is required, proposed building coverage of 29.3% where 27% is permitted, and the expansion of a pre-existing nonconforming use consisting of two principal structures where only one principal structure is permitted, to renovate the two existing structures at 9 E Seacliff Drive, Strathmere, New Jersey.

Avery Teitler, Esquire, appeared on behalf of the applicant. Mr. Teitler explained that the applicant proposed renovations to the two existing structures, including replacement of a deteriorated second-story deck with a covered porch and improvements to the front entrance area. Mr. Teitler further explained that the property contains two detached dwelling structures on a single lot, constituting a pre-existing nonconforming condition, together with existing nonconforming setback conditions. Testimony established that the proposal would continue the existing two-principal-structure condition while renovating and improving the existing buildings rather than creating new development.

Testimony was provided that the renovations would improve the appearance and safety of the structures while maintaining the existing bedroom count.

Board discussion included the age and existing condition of the structures, neighborhood character, and the continuation of two principal structures on a single lot.

Discussion occurred regarding the floor area ratio calculations shown on the plans. The applicant acknowledged that revisions were necessary to accurately reflect the floor area ratio and agreed to revise the plans accordingly. It was noted that the corrected floor area ratio would remain below the maximum permitted by ordinance and would not require additional variance relief.

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

A motion to approve the application, subject to the applicant revising the plans to reflect the correct floor area ratio calculations, was made by: Mr. Shawl
Seconded by: Mr. Unsworth
In favor: Harney, Phifer, Mashura, Unsworth, Corson, Casaccio
Opposed : Kingston
Abstain: None

DISCUSSION

RESOLUTIONS

Schultheis, Craig and Carol a.k.a. Carraig Group, LLC., Block 453 Lot 177.03 – PB 02-2026
A motion to approve the resolution was made by: Mr. Unsworth
Seconded by: Mr. Harney
In favor: Harney, Kingston, Mashura, Shawl, Unsworth, Corson, Casaccio
Opposed : None
Abstain: Phifer

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. Phifer
Seconded by: Mr. Mashura
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. Shawl
Seconded by: Mr. Harney
All members present voting in the affirmative.

Submitted by:
Elizabeth Oaks, Board Secretary