

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
DECEMBER 11, 2014**

The regular meeting of the Upper Township Zoning Board of Adjustment was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey. The meeting was called to order at 7:30 p.m.

SUNSHINE ANNOUNCEMENT
SALUTE TO THE FLAG
ROLL CALL

Present: Sherrie Lisa Galderisi, Joseph Healy, Alistair Lihou, Christopher Phifer, Jeffrey Pierson, Susan Adelizzi-Schmidt, Matthew Unsworth, Chairman Paul Casaccio.

Absent: Thaddeus Klepac and Andrew Shawl.

Also in attendance were Dean Marcolongo, Board Solicitor; Paul Dietrich, Board Engineer and Shelley Lea, Zoning Officer and Board Secretary.

APPROVAL OF THE NOVEMBER 13, 2014 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth, seconded by Mr. Healy, and approved. Abstain: Pierson,

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

TABLED APPLICATIONS

The applications listed below have been tabled until February 12, 2015. The applicants have agreed to waive the time in which the application must be heard. No further notice is necessary.

1. Advantage Equipment Sales LLC and Atlantic Cape Builders LLC – Block 600, Lots 26 and 30

APPLICATIONS

1. ANNE MARIE MARCOUX – BLOCK 818 LOT 1.03 – BA26-14

Applicant is requesting a front yard setback variance, 15' required where 9.82' is proposed, to install an elevator on the side of a single family dwelling at 1001 S. Commonwealth Avenue in Strathmere.

Christopher Baylinson, Esquire, represented the applicant. He explained the property is beach front and has frontage on Commonwealth Avenue and unimproved Otis Avenue. The non-conforming setback would be on Otis Avenue as shown on the Plan of Survey dated 8-21-14.

George Bolan, Project Manager, was sworn. Mr. Bolan testified the applicants will be installing a 5.96' x 6.49' elevator. This is the smallest residential elevator available. He stated the footprint of the home dictated the location since this side of the house has access to all three levels. The

ZONING BOARD OF ADJUSTMENT
DECEMBER 11, 2014
PAGE 2 OF 5

elevator will conform to the existing dwelling as shown on the plans by J.W. Pedersen, Architect, and dated 9-9-14. The mechanicals will be on the roof above flood.

Mr. Baylinson stated the location of the elevator is actually the side of the house and would require a 6' setback if Otis Avenue were not there.

Mr. Dietrich testified that Otis Avenue cannot be vacated since it could be a potential access to the beach.

The meeting was open to the public. Hearing no comment the meeting returned to the board for findings of fact.

MR. UNSWORTH – Anne Marie Marcoux is the owner of 1001 S. Commonwealth Avenue. The applicant has a unique property since there are two front yards. She is requesting a front yard setback variance, 15' required where 9.82' is proposed. If the unimproved road were not there a 6' side yard setback would be required. The Township Engineer confirmed the Township would not vacate the 50' wide right of way. The elevator will access all three levels of the house and is designed to meet flood requirements. The elevation of the tower is lower than the overall height of the structure. There was no public comment.

MR. PHIFER – This is the smallest elevator available for a residence.

MS. GALDERISI – She concurs. The mechanics are on top which makes sense.

MR. LIHOU – He concurs.

MR. PIERSON – He finds the variances can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning plan and zoning ordinance .

MS. ADELIZZI-SCHMIDT – She is in favor of the application.

MR. HEALY – He is in favor of the application.

MR. CASACCIO – The elevator enclosure will be compatible with the existing house.

A motion was made by Mr. Phifer and seconded by Mr. Unsworth to grant the use variance and variance for the width of curb cut with the standard conditions. In favor: Healy, Lihou, Phifer, Pierson, Adelizzi-Schmidt, Unsworth, Casaccio.

2. NEW JERSEY AMERICAN WATER COMPANY – BLOCK 650 LOT 9 – BA23-14

Application is for preliminary and final site plan approval, a use variance for expansion of a non-conforming use, conditional use approval and variances for lot width and lot frontage to construct a 600 sq. ft. building addition for water treatment and other facilities, a telecommunications tower and antenna, water and sanitary sewerage infrastructure, and other related site improvements at 112 Stagecoach Road in Marmora.

Neil Obrien, Esquire, represented the applicant. Mr. Obrien stated the applicant is proposing minor upgrades to the applicant's well station. He stated the property is located in the TCC zoning district where public utilities are permitted as a conditional use. In 1995 the board granted approval for the facility and granted the same variances requested tonight.

Kevin Brown, Production Manager for the applicant and Ed DiMond, Professional Engineer, were sworn.

ZONING BOARD OF ADJUSTMENT

DECEMBER 11, 2014

PAGE 3 OF 5

Mr. DiMond testified in regards to a plan UT High Service Gradient Stagecoach Road Booster & Well Station Upgrades, by Buchart-Horn, Inc., dated 11-24-14. He stated that the applicant has received approvals for an elevated storage tank on another site that ties into this project. The purpose of the tank and the booster station and well station improvements is create a high service gradient to service Upper Township and to improve fire protection. A booster pump will be added and the capacity of the well pump is being increased in order to create higher water pressure. A 40' tall tower with a 5' scada antenna will be added to improve communications. He stated that chlorine would be used to disinfect the water and would be brought in by truck. The 30' x 20' building extension would be used for hypochlorite generation. This addition is proposed in the rear of the structure and would conform to the existing structure.

Mr. Brown testified the addition would be constructed on an existing asphalt area so they would not be increasing the impervious coverage. There would be adequate parking on site. They would not be disturbing any of the mature trees on site. The fence will not be disturbed only the gate would be replaced with a new gate.

Mr. DiMond testified there should not be any negative impact on the neighbors or the zone plan. He believes the intent and purpose of the conditional use standards have been met. There is currently an antenna on the building but it is not the same height. There would not be anything hazardous stored on site. The salt would be stored inside the building.

The meeting was open to the public. Hearing no response the meeting returned to the board for findings of fact.

MR. UNSWORTH – NJ American Water is the owner of the subject property located at 112 Stagecoach Road in Marmora Block 650, Lot 9. The applicant was before this board in 1995 and received a use variance for lot frontage and width. The applicant is a public utility. The board previously deemed this use to be inherently beneficial. The lot is unique and meets all the bulk requirements except frontage and width. The applicant proposes adding a 20' x 30' addition that would match the existing structure. They also propose to add a 45' tall antenna that would improve communications with the site and security. The site is visited daily for security and maintenance. Salt is delivered to the site once a month. Construction is proposed to begin in about one year and will take about 6 months to complete. The proposed improvements to the site are to increase the water pressure in Upper Township by utilizing booster pumps. A new chlorination system using a salt based system will be added. The amount of chlorine on site would be dramatically reduced. The bags of salt would be stored inside of the building. The addition is being constructed on an existing asphalt area so the impervious coverage would not increase. The existing buffers and vegetation would remain. There was not any public comment. He finds this proposal to be appropriate continuation of the use of this site and is in favor of the application.

MR. PHIFER – The applicant proposes a 40' tower with a 5' antenna. The applicant has requested only what is needed. He finds special reasons b, e, n and a apply. He finds relief can be granted without substantial detriment to the public good and without impairing the intent and purpose of the zoning ordinance or zone plan.

MS. GADERISI – She concurs.

MR. LIHOU – He agrees.

MR. PIERSON – He agrees with his colleagues. He is in favor of the application.

MS. ADELIZZI-SCHMIDT – She is in favor of the application.

MR. HEALY – Nothing to Add.

MR. CASACCIO – The building will fit in with the residential neighborhood.

A motion was made by Mr. Pierson and seconded by Mr. Unsworth to grant the application as proposed with the standard conditions. In favor: Healy, Lihou, Phifer, Pierson, Unsworth and Casaccio.

RESOLUTIONS

BENJAMIN HABERMAN – BLOCK 551, LOT 1 – BA18-14

A motion to adopt the resolution was made by Mr. Pierson, seconded by Mr. Healy, and approved.

BONNER & BONNER PARTNERSHIP – BLOCK 791, LOTS 22 AND 23 – BA19-14

A motion to adopt the resolution was made by Mr. Pierson, seconded by Mr. Healy and approved.

ANDREW AND CAROL LANNI – BLOCK 561.01, LOT 32.51 – BA22-14

A motion to adopt the resolution was made by Mr. Pierson, seconded by Mr. Healy and approved.

JAMES AND DONNA YOUNG – BLOCK 476, LOT 2 – BA20-14

A motion to adopt the resolution was made by Mr. Pierson, seconded by Mr. Healy, and approved.

STEFAN AND MICHELLE POWELL – BLOCK 549, LOT 52.02 – BA21-14

A motion to adopt the resolution was made by Mr. Pierson, seconded by Mr. Healy, and approved.

BILLS

A motion to pay the bills was made by Mr. Healy, seconded by Mr. Pierson, and approved.

MEETING DATES 2015

The Zoning Board of Adjustment meetings will be held on the second Thursday of each month except for April has been changed to the first Thursday, April 2nd.

JEFFREY PIERSON

The Board thanked Mr. Pierson for his time and service on the board and wished him luck on Township Committee.

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Pierson, seconded by Mr. Unsworth, and approved. The meeting was adjourned at 8:29 p.m.

ZONING BOARD OF ADJUSTMENT
DECEMBER 11, 2014
PAGE 5 OF 5

Submitted by,

Shelley Lea