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**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
JULY 10, 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: Joseph Healy, Lynn Petrozza, Christopher Phifer, Jeffrey Pierson, Susan Adelizzi-Schmidt, Andrew Shawl and Paul Casaccio.

Absent: Thaddeus Klepac, Alistair Lihou and Matthew Unsworth.

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

APPROVAL OF THE JUNE 12, 2014 MEETING MINUTES

A motion to approve the minutes was made by Mr. Pierson and seconded by Ms. Adelizzi-Schmidt. Abstain: Pierson.

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

APPLICATIONS

1. KENNETH MOORE – BLOCK 549, LOT 10 – BA11-14

Applicant is requesting a variance to allow a 40 ft. x 30 ft. pole barn in the front yard at 25 Tyler Road in Greenfield, New Jersey.

Kenneth Moore, 25 Tyler Road, Greenfield, New Jersey, was sworn. Mr. Moore testified he would like to construct a 40' x 30' pole barn in the front yard adjacent to his home. The location of the proposed pole barn is shown on the survey by Stephen C. Martinelli, dated 5-30-14. He chose this location since not many trees would have to be disturbed and it would not interfere with the underground utility lines. The proposed pole barn would be the same color siding and same color roof as the existing single family dwelling. The new structure would be used for storage of vehicles and hunting equipment and would have electric and natural gas hook up. There would not be any detriment to the well or septic. The pole barn will be below the 25 ft. height limit permitted in this zone.

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

Mr. Shawl – Kenneth Moore, owner of 25 Tyler Road in Greenfield, New Jersey is before the board for a variance to allow the proposed pole barn in the front yard at Block 549, Lot 10. He

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proposes to construct a one story structure to be used for storage. The garage will be less than 25 ft. high. There will be water and natural gas hooked up to the structure. The building meets the setback requirements. He finds that granting the variance would not impair the intent of the zoning plan or master plan

MS. PETROZZA – She concurs.

MR. PHIFER – There will not be any water inside the pole barn. The proposed location of the pole barn would affect the least amount of trees. The pole would not negatively affect the well or septic.

MR. PIERSON - He finds there would not be any adverse effects to placing the barn in the front yard. The barn would not be visible from the road.

MS. ADELIZZI-SCHMIDT – She concurs with Mr. Shawl.

MR. HEALY – He concurs.

MR. CASACCIO – There will be electric and a natural gas for heat.

A motion was made by Mr. Pierson and seconded by Ms. Petrozza to grant the variance to allow the accessory structure in the front yard with the condition it will not be used as living space. In favor: Healy, Petrozza, Phifer, Pierson, Adelizzi-Schmidt, Shawl, Casaccio.

RESOLUTIONS

1. JAMES & MAUREEN CARD – BLOCK 566, LOT 35 – BA09-14

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

BILLS

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

ADJOURNMENT

A motion to adjourn the meeting was made by Mr. Shawl, seconded by Ms. Adelizzi-Schmidt, and approved. The meeting was adjourned at 7:41 p.m.

Submitted by,

Shelley Lea