

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
NOVEMBER 3, 2016**

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: Ted Klepac, Lynn Petrozza, Christopher Phifer, Larry Truli, Matthew Unsworth and Paul Casaccio.

Absent: Sherrie Lisa Galderisi, Joseph Healy, Susan Adelizzi-Schmidt, Andrew Shawl, Carol Tutelian.

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

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

APPROVAL OF THE OCTOBER 13, 2016 MEETING MINUTES

A motion to approve the minutes was made by Mr. Unsworth, seconded by Ms. Petrozza, and approved.

APPLICATIONS

1. **KAREN & ANDREW LUDWIG – BLOCK 15 LOTS 13, 14, 15 16 & 25 – BA 20-16**

Applicants are requesting a side yard setback variance, 35 ft. required, 12.4 ft. proposed, to construct an addition to a single family dwelling at 251 Marshallville Road in Tuckahoe.

Andrew Ludwig, 251 Marshallville Road, was sworn. Mr. Ludwig testified they propose to add on to their home to create a larger kitchen and increase the size of their living space. The single family dwelling is almost 100 years old.

Christopher Shustock, Registered Architect, with William McLees Architecture, was sworn. He testified that the property is located in the TR zoning district. The lot is unique since it is narrow. The applicants are requesting a C1 variance since the entire house is located outside of the building envelope. It is virtually impossible to add onto the house without obtaining variances.

Mr. Shustock testified the proposed addition maintains open space and is in compliance with the required building and impervious coverages. The second floor addition is so the applicants can take advantage of the view of the river. The addition would have no effect on the well and septic. The addition would not impact the view of any neighbors. He agreed to a deed of consolidation since there are several lots.

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

MR. UNSWORTH – Karen and Drew Ludwig are the owners of 251 Marshallville Road. The applicants are requesting a side yard setback variance. They have a pre-existing non-conforming structure that dates back about 100 years. The existing side yard setback is 12.4 ft. and they wish to continue this setback to construct an addition to the rear of the home. Testimony was given that the addition would not impact the well or septic. There was no public testimony. The applicants have agreed to a deed of consolidation. This is a narrow lot with 100 ft. of frontage. This is the best location for the addition. The proposed renovations will visually enhance the property and will not affect the light, air and open space.

MS. PETROZZA – She finds the application satisfies special reasons c. She finds no detriment to the public good.

MR. PHIFER – He concurs.

MR. TRULI – He concurs.

MR. CASACCIO – He concurs.

A motion was made by Mr. Unsworth and seconded by Ms. Petrozza, to grant the application with the condition the applicant prepare a deed of consolidation that will be forwarded to the board solicitor for his approval prior to filing and the standard conditions. In favor: Petrozza, Phifer, Truli, Unsworth and Casaccio.

RESOLUTIONS

1. WILLIAM COSSABOONE – BLOCK 845 LOT 5 – BA08-16

A motion to adopt the resolution was made by Mr. Unsworth. In favor: Phifer, Unsworth, Casaccio.

2. RAYMOND & CRYSTAL BLAIN – BLOCK 16 LOT 17 – BA15-16

A motion to adopt the resolution was made by Mr. Unsworth. In favor: Petrozza, Phifer, Truli, Unsworth, Casaccio.

3. DAVE & NORMA WALLACE – BLOCK 581 LOT 8 – BA16-16

A motion to adopt the resolution was made by Mr. Unsworth and seconded by Mr. Phifer. In favor: Petrozza, Phifer, Truli, Unsworth, Casaccio.

4. ROBERT SINCLAIR – BLOCK 568 LOT 14 – BA17-16

A motion to adopt the resolution was made by Mr. Unsworth and seconded by Ms. Petrozza. In favor: Petrozza, Phifer, Truli, Unsworth, Casaccio.

BILLS:

A motion to pay the bills was made by Mr. Phifer, seconded by Ms. Petrozza, and approved.

ADJOURNMENT:

A motion to adjourn the meeting was made by Mr. Phifer and seconded by Ms. Petrozza. The meeting was adjourned at 7:45 p.m.

Submitted by,

Shelley Lea