

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES
SEPTEMBER 8, 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: Lynn Petrozza, Christopher Phifer, Andrew Shawl, Larry Truli, Matthew Unsworth and Paul Casaccio.

Absent: Sherrie Lisa Galderisi, Joseph Healy, Ted Klepac, Susan Adelizzi-Schmidt, Carol Tutelian.

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

APPROVAL OF THE AUGUST 2016 MEETING MINUTES

A motion to approve the minutes was made by Mr. Phifer, seconded by Mr. Shawl, and approved.

RESOLUTIONS

1. DALLAS TURNER AND BRITTANY JONES – BLOCK 551 LOT 3 – BA 10-16

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Mr. Phifer, and approved.

2. EDWARD MCCARRON AND LINDA CHECCHIO – BLOCK 851 LOT 17 – BA 06-16

A motion to adopt the resolution was made by Mr. Unsworth, seconded by Mr. Phifer, and approved.

3. JOSEPH CASALENA – BLOCK 854 LOT 4 – BA 12-16

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

BILLS:

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

SWEAR IN PAUL DIETRICH AND SHELLEY LEA

INTERPRETATION OF THE ZONING ORDINANCE – POLE BARN

A request was made by the Zoning Officer to add a definition of pole barn in the ordinance. Accessory structure is defined by not a pole barn. Since the ordinance allows pole barns in several zones but not in the R zone, applicants now write detached garage and not pole barn on their zoning permit. It would be helpful to have a definition to show an applicant how a pole barn is constructed to determine if their proposed structure is a pole barn or a detached garage.

The ordinance allows pole barns in the R2 zoning district but not in the R zone. Pole barns are limited to 1,200 sq. ft.; however, they can be 25 ft. tall. Pole barns are being used as storage the same as a detached garage.

Mr. Dietrich suggested limiting the size of an accessory structure to 1,200 sq. ft. regardless of how it is constructed. Mr. Casaccio stated that he is against metal clad accessory structures. Mr. Unsworth suggested creating requirements for the roof of the structure to make it more aesthetically pleasing.

The board approved a definition stating “a building with no foundation and with sides consisting of corrugated steel or aluminum panels supported by poles set in the ground typically at eight-foot intervals”.

The board would like the Planning Board to consider reducing the accessory coverage to 1,000 sq. ft. in the “R” zone. This coverage would not include a swimming pool. They would also like the Planning Board to address tiny houses since they are becoming more popular.

ADJOURNMENT:

A motion to adjourn the was made by Mr. Phifer and approved. The meeting was adjourned at 8:10 p.m.

Submitted by,

Shelley Lea