

**UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES  
FEBRUARY 9, 2017**

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, Karen Mitchell, Christopher Phifer, Andrew Shawl, Larry Trulli, and Paul Casaccio.

Absent: Sherri Lisa Galderisi, Thaddeus Klepac, Lynn Petrozza, Susan Adelizzi-Schmidt 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 JANUARY 12, 2017 MEETING MINUTES**

A motion to approve the minutes was made by Mr. Healy and seconded by Ms. Mitchell and approved.

**SWEAR IN PAUL DIETRICH AND SHELLEY LEA**

**APPLICATIONS**

1. **GORDON LORENZO – BLOCK 451 LOT 2 – BA 21-16 – MINOR  
SUBDIVISION APPROVAL AND USE VARIANCE FOR EXPANSION OF A  
NON-CONFORMING USE.**

Gordon Lorenzo, 810 Dennisville Petersburg Road, Petersburg, New Jersey, was sworn. Mr. Lorenzo testified he has lived at this location since 2009. He has rented the property with the option to buy the house. The owners of the property would like to keep ownership of the existing greenhouse, sawmill, metal barn and shed on the property. He is requesting a minor subdivision to create two lots out the existing one lot as shown on the plan by Stephen C. Martinelli, dated 3-24-16 and last revised 9-23-16. Proposed lot 2.02 would contain the existing one story frame dwelling and frame garage and three sheds. Proposed lot 2.01 would contain the sawmill and outbuildings.

A use variance is needed for expansion of a non-conforming use and to allow the sawmill on lot 2.01 since there is no principal structure.

Mr. Lorenzo testified the current owner, David VanVorst, utilizes the sawmill as a hobby. The sawmill is run by electric. He believes the both lots maintain sufficient light, air and open space. He does not believe there would be any detriment to the zoning plan.

Mr. Dietrich testified the plat meets the map filing laws and both proposed lots meet the bulk standards in the PV zoning district.

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

MR. SHAWL - Gordon A. Lorenzo is before the board regarding property at 810 Dennisville Petersburg Road, also known as block 451 lot 2. The property is located in the Pineland Village zone. The applicant is requesting a minor subdivision to create two lots from one existing lot. Both lots conform to the standards in the zone. Although the existing saw mill on proposed lot 2.01 could be a principal use it is not a permitted use in any zone and requires a use variance. Access for both lots will be on Dennisville Petersburg Road. The applicant has testified the structures have existed for a long time and the current uses will continue after the subdivision. The applicant also testified the light, air and open space on proposed lot 2.01 will be maintained. The single family house will continue to be used as a residence by the applicant. There was no public comment. He finds the variance can be granted without detriment to the zoning plan and zoning ordinance.

MR. PHIFER – Nothing to add.

MR. TRULLI – The existing dwelling will be located on proposed lot 2.02 and the existing sawmill and accessory structures will be on proposed lot 2.01.

MS. MITCHELL – Nothing to add.

MR. HEALY – He concurs.

MR. CASACCIO – There will be no detriment to the public.

A motion to grant the minor subdivision and use variance to create a lot without a principal structure was made by Mr. Shawl, seconded by Mr. Phifer, and approved.

### **ANNUAL REPORT**

The board reviewed the summary of applications heard by the board during 2016. The list will be sent to the planning board for their review.

### **BILLS**

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

### **ADJOURNMENT**

A motion to adjourn the meeting was made by Mr. Shawl, seconded by Mr. Healy, and approved. The meeting was adjourned at 7:54 p.m.

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Submitted by,

Shelley Lea  
Board Secretary