

**MEDFORD TOWNSHIP
ZONING BOARD OF ADJUSTMENT MEETING**

27 February 2019 (**rescheduled from 2/20/19*) **7:00 p.m.**

Public Safety Building

Attorney Norman called the meeting to order at 7:37p.m. and read the Statement of Conformance with the Open Public Meetings Act and the Municipal Land Use Law.

ROLL

Present: Hamilton, Cocivera, Pullman, Simmers, Symons
Absent: Benstead, Lane, Wolf
Professional Staff: Attorney Christopher Norman, Planner Michelle Taylor, Secretary Beth Portocalis

PLEDGE OF ALLEGIANCE

MINUTES:

January 16, 2019 Regular Meeting – Mr. Simmers made a motion to approve the January 2019 Zoning Board Re-Organization and Regular Meeting Minutes. Mr. Pullman seconded the motion. A unanimous voice vote of all other Board members carried the motion.

January 16, 2019 Executive Session – Mr. Simmers made a motion to approve the January 2019 Zoning Board Executive Session Minutes. Mr. Pullman seconded the motion. A unanimous voice vote of all other Board members carried the motion.

REPORTS: None

EXECUTIVE SESSION: None

CORRESPONDENCE: None

EXECUTIVE SESSION: Chairwoman Symons called for an Executive Session at 7:40 pm. Vice Chairman Cocivera made the Motion. Mr. Hamilton seconded. The voice vote was unanimous.

The Regular meeting re-convened at 7:51 pm.

RESOLUTIONS:

#2019-11--AMENDING ZONING BOARD RESOLUTION #2019-3

Appointing Zoning Board Attorney Christopher Norman, who joined the Law Firm Platt & Riso.

Recorded Vote:

Ayes: Hamilton, Cocivera (M), Pullman (2), Simmers, Symons
Nays: None
Abstentions: None
Motion carried: 5 - 0 - 0

APPLICATIONS/OFFICIAL:

Adam Taylor, 302/47, 236 Mt. Holly Road, ZVE-1036, Bulk Variance required to construct a 30' x 60' detached pole barn, where 45' x 24' is the maximum permitted size. **Zone: AR**

SWORN: Adam Taylor, Applicant

Mr. Taylor opened the testimony by explaining that when he purchased this property, there were several failing structures, including a carport, a two-car garage, and 2 sheds which have since been removed. Mr. Taylor is proposing to demolish the remaining existing accessory structures and construct a new 30' x 60' pole barn structure, which will house his RV, "monster" show truck (not street legal), and other vehicles and equipment as listed in a supplement to his application. Mr. Taylor added that since submitting this list, he has sold the two plow trucks and multiple vehicles. He reiterated that all vehicles are for his personal use; there is no commercial use. His hobby is to restore vehicles and travel with the RV and monster truck.

The Pole barn is proposed to be wood frame with steel siding and roofing. Fourteen feet (14') doors are proposed to accommodate the RV and show truck. One bay will be used to pursue his hobby of working on vehicles. Mr. Taylor added that he has two trailers that will remain outside the pole barn garage, and the boat is being sold and will be removed soon.

Mr. Taylor explained that the grade of the property drops off steeply, so all that will be seen is the top of the structure from the roadway. The requested height of 22' exceeds the permitted height of 20', and is requested to accommodate the 14' garage doors. There is not a second story. There will be no changes to the existing driveway. He has spoken to his neighbor (the other house is vacant/foreclosure) who has no objections.

Mr. Taylor then distributed Exhibits A-14 and A-15, which was a rendering of the structure and an aerial photo with elevations to illustrate that only the top of the structure will be able to be seen from Mt. Holly Road.

Mr. Taylor continued that there are no wetlands on the property, and that no trees will need to be removed to construct the pole barn.

After questions from Board members, Mr. Taylor replied that the color is proposed to be black and gray with white trim. The rendering does not show a 7' x 8' steel roll-up door on the side, which he stated will be used for his ATV and mowers. There will be security lighting on the exterior. There will not be any plumbing.

Mrs. Taylor, Board Planner, explained that the building is larger than permitted, and the permitted lot coverage will be exceeded. The lot is slightly more than half an acre. The building doesn't appear to be residential in construction and architecture; and in fact is larger than the dwelling. It is a very large structure given the size of the lot.

After much discussion between Mr. Taylor and Board members about the size and height, Chairwoman Symons asked Mr. Taylor if he might be willing to decrease the size and height. A possible solution might be to park the RV outside of the structure, thus the size of one 14' door could be reduced.

Mr. Taylor indicated he would be willing to redesign the pole barn and reduce the size. Rather than try to calculate dimensions for the vehicles he wished to store inside the structure, Chairwoman Symons asked Mr. Taylor if he would like to continue his application to the March meeting so he would have time to re-design and prepare new renderings. Mr. Taylor responded yes.

PUBLIC: None

Vice Chairman Cocivera made a motion to close the public comment. Mr. Simmers seconded. The voice vote was unanimous.

Vice Chairman Cocivera made a motion to continue Mr. Taylor's application to the March 20, 2019 Zoning Board meeting without the requirement to re-notice. Mr. Simmers seconded the motion.

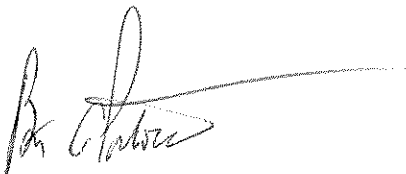
Recorded Vote:

Ayes:	Hamilton, Cocivera, Pullman, Simmers, Symons
Nays:	None
Abst.:	None
Motion carried:	5 - 0 - 0

GENERAL PUBLIC: None

MOTION FOR ADJOURNMENT:

Vice Chairman Cocivera made a motion to adjourn the Zoning Board of Adjustment meeting at 8:58 pm. Mr. Pullman seconded the motion. The voice vote was unanimous.



Beth Portocalis, Zoning Board Secretary & Recording Secretary