

UPPER TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA  
JULY 9, 2009

The regular meeting of the Upper Township Zoning Board of Adjustment will be held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

SUNSHINE ANNOUNCEMENT  
SALUTE TO THE FLAG  
ROLL CALL  
APPROVAL OF MINUTES  
APPLICATIONS

1. RALPH & DEANNA HOLT – BLOCK 652.01, LOT 19 – BA07-09

Applicants are requesting a use variance for the expansion of a non-conforming use to permit 6 tables in the first floor bagel shop, existing lot size, lot depth and impervious coverage, revised site plan approval and revisions to parking, trash enclosure, drainage and buffering at Ralph's Bagels, 121 Tuckahoe Road, Marmora.

2. T & R, LLC – BLOCK 348, LOT 1.01 – BA05-09

Application is for amended site plan approval, use variance for the expansion of a non-conforming use, variances for lot area, lot depth, front, side and rear yard setbacks, to raise an existing triplex/marina at 2 Meadowview Lane, Tuckahoe.

3. ALL ACTION WATER SPORTS, INC. – BLOCK 558, LOT 27 – BA16-09

Application is for amended site plan approval to construct a 2,000 sq. ft. storage building and variances to store and display goods on a non-paved area at 3024 Route US 9 South, Seaville.

4. FRANK CARPINO – BLOCK 565.03, LOT 101 – BA17-09

Application is for a use variance to allow the installation of a ground mount solar electric system since it is not a permitted use and a use variance to allow 2 principal uses on one lot and an interpretation as to whether solar generated systems are a principal or an accessory use, for property located at 20 Ortlieb Lane, Seaville.

5. ERIC P WINTER – BLOCK 568, LOT 2.02 – BA18-09

Application is for a use variance to install a ground mount solar electric system since it is not a permitted use, a use variance to allow 2 principal structures on 1 lot, a use variance to expand a legal pre-existing non-conforming use, and a rear yard setback variance at 3 Wyndom Way, Palermo.

6. TERRENCE SMITH – BLOCK 496, LOT 41 THROUGH 45 – BA19-09

Applicant is requesting variances for lot area, lot frontage, lot width, lot depth, front and rear yard setbacks, principal building coverage, tree preservation and landscape buffer, to construct a single-family dwelling at 301 Essex Avenue, Marmora.

7. AFFORDABLE CONCEPTS, INC. – BLOCK 811, LOT 4 – BA20-09

Applicant is requesting variances for front and side yard setbacks, possible use variance for the height of the structure, setback to the wetland buffer in the rear and the width of the street opening, to construct a single-family dwelling at 1312 S. Commonwealth Avenue, Strathmere.

DISCUSSION/CORRESPONDENCE  
RESOLUTIONS / BILLS  
ADJOURNMENT