

**Zoning Board Review - Engineering & Planning Report**

Report Date: 09/23/2020

Parcel: Block 4, Lot 21  
Applicant: Christine Tonetta and Terry Bays  
Owner: Christine Tonetta and Terry Bays  
Attorney: Howard D. Melnicove, Esq.  
Project: 2035 Carmel Road – Pole Barn  
Zone: Agricultural Conservation (AC)  
Action Sought: C Bulk Variance  
Existing Streets: Carmel Road | County Route 608 (Minor Arterial)

Meeting Date: 10/01/2020

Upon review of the application regarding the above-mentioned project, the following report has been offered for the Board’s consideration with respect to the Site Plan application.

**ENGINEERING & PLANNING REPORT**

**Documents Reviewed:**

- City of Millville Zoning Board Application, dated September 3, 2020
- Existing Survey of Site, dated August 25, 2008, prepared by Reale Associates, LLC
- Proposed Variance Plan of Site Sketch
- Elevation Plan of Proposed Pole Barn, dated August 8, 2020, prepared by Cochranville Pole Buildings
- Elevation Plan with Proposed Height, dated August 31, 2020, prepared by Cochranville Pole Buildings
- Floor Plan of Proposed Pole Barn, dated August 31, 2020, prepared by Cochranville Pole Buildings
- Photos of Site
- Structural Detail of Proposed Pole Barn
- Copy of Deed, dated August 29, 2009

Existing Land Use & Zoning

The Applicant proposes to construct a 30’ by 60’ post frame structure (pole barn) to be used as an accessory to the exiting dwelling on site for vehicles and storage.

Proposal & Variances

The Applicant seeks height variance approval for a 24’6” pole barn where zoning allows 15’.

**Planning Comments**

1. The applicant appears to seek a c(2) variance where the granting of the subject variance would advance the purposes of local zoning without substantial detriment to the community. The requestor must demonstrate each of the following:
  - a. The variance is needed for a specific piece of property;
  - b. The variance advances the purposes of Municipal Land Use Law (refer to 40:55D-2);
  - c. The benefits of the deviation from the local zoning ordinance would substantially outweigh any detriment;
  - d. The variance can be granted without substantial detriment to the public good; and
  - e. Granting the variance will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

### **Engineering Comments**

1. The proposed location of the pole barn meets all side and rear setbacks for the agricultural conservation zone. However, the proposed height of the pole barn (24' 6") exceeds the zoning height maximum of 15'.
2. The Applicant shall clarify the use of the second story exterior door and if any other structural additions will be added to utilize this door (i.e., stairs, decking etc.). Any added accessory or footprint shall meet all zoning bulk requirements as well as any required zoning and construction permits and approvals.
3. Will there be any additional impervious coverage outside of the proposed pole barn footprint shown on plans?

This office recommends that any approval granted by the Board be subject to submission revised plans, calculations, and information noted above.

This office reserves the right to make additional comments pending the receipt of any revised plans, reports, correspondence, and testimony of the applicant or professionals employed by the applicant. The Applicant's Engineer is advised that all plan revisions must be detailed in a cover letter and a revision date must be included on the plan with every revision.