

**Upper Pittsgrove Township
Land Use Board Minutes
June 20, 2019**

TO: Township Committee
Land Use Board Members

Linda R. Stephens, Twp. Clerk
L. Andrew Hoglen, Zoning Officer

A regular meeting of the Upper Pittsgrove Township Land Use Board was held in the Township Hall on the above date. The meeting was called to order at 7:30 P.M. by Board Chairman reading the public announcement stating that adequate notice had been given provided under the “Open Public Meetings Act” and a flag salute.

Members present were: John Coombs, Thomas Buzby, William Gantz, Ralph Sickler, David Zeck, Jr., Glenn Myers, and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, David Price, Krissy DeFrehn, Recorder, and Township residents.

Business to come before the Board:

1. Minutes from May 16, 2019
2. Resolutions –
 Lee M. Fox, Inc.
 Kyle Morley
3. David Price

1. Minutes –

A motion to approve the minutes from the May 16, 2019 meeting was made by Thomas Buzby. This motion was seconded by Ralph Sickler and adopted unanimously.

2. Resolutions –

Ralph Sickler made a motion to adopt the resolution for Kyle Morley that had been previously mailed to all members. This motion was seconded by David Zeck, Jr. and adopted unanimously.

Ralph Sickler made a motion to adopt the resolution for Lee M. Fox, LLC that had been previously mailed to all members. This motion was seconded by David Zeck, Jr. and adopted unanimously.

3. David Price – Block 23 Lot 2 – 34 Dilks Road

The Board Chairman opened the hearing for David Price. This application was for the expansion of an existing Use Variance and a Waiver from providing Site Plan. Mr. Price explained that he was seeking to increase the number of permitted vehicles on his property from 12 to 65. He stated he currently had 75 after working several months to remove some. After reviewing the application with the Board Solicitor, Adam Telsey, Thomas Buzby made a motion to deem the application complete. This motion was seconded by Ralph Sickler and adopted unanimously. Based on the advice of Mr. Telsey Thomas Buzby made a motion to bifurcate the application to deal with the Use Variance first. This motion was seconded by Ralph Sickler and adopted unanimously. Mr. Price had submitted a hand-drawn sketch of the area depicting the proposed parking area for the 65 vehicles. It was noted that no property lines were shown on the plan. Mr. Telsey asked for clarification from the Secretary as to what the setbacks are for the LR-A Zone. The required setbacks are 50 feet front, 40 feet side, and 30 feet rear. Mr. Price was questioned as to why he exceeded the limit by so much. Mr. Price stated that he liked to fix things, and accumulated vehicles for parts and some were customers who failed to pay, or pick up their vehicles. He also stated that he could have the number of vehicles reduced in a week.

The Board Chairman opened the hearing to the public for comment. There were various residents that all spoke to the character of David Price, stating he would help anybody at any time. Jeff Sandifer stated that he would like to see screening on Mr. Price's property so the vehicles could not be seen. He was also concerned with his property value with the current eyesore across the street. Another resident stated that a home just sold in that area and its sales price was not affected. The Board Chairman cautioned that the Land Use Board could not quantify home values. There being no one else present speaking either for or against this application, the Board Chairman closed the public comment portion of the hearing.

Board member William Gantz questioned the intent of the expansion request and where all the vehicles located there now. Mr. Price stated no they were in other spots as he was disposing of them. Board member Thomas Buzby reminded everyone that a Use Variance went with the land not with the property owner. Mr. Telsey read the previous approval conditions from the 1993 Use Variance approval for Mr. Price. Mr. Telsey stated that the Board needed to know what, if any, other deviations from the previous approval were being requested. Mr. Price stated that the required fence has been removed and pines have been planted instead. He does not work on outside vehicles on Sundays, only his own. He did state that 97% of the vehicles he had titles to. Board member Glenn Myers states that he wanted to see a site plan. This made enforcement of the Use Variance easier to be understood in the future. Board member Ralph Sickler felt that natural shrubbery could be an effective screen if planted close enough. The Board Chairman wanted the property lines and setbacks added to the plans to make it easier to delineate out the parking area. Thomas Buzby made a motion to continue the hearing until the July 18, 2019 meeting. This motion was seconded by Ralph Sickler and adopted unanimously. The public was advised that no further notice would be given.

There being no further comment and business before the Board, Ralph Sickler made a motion to adjourn the meeting. This motion was seconded by David Zeck, Jr. and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board