

**Upper Pittsgrove Township  
Land Use Board Minutes  
January 15, 2015**

**TO:** Township Committee  
Land Use Board Members

Linda S. Buzby, 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, Robert Duus, Jack Cimprich, Edward Meschi, Thomas Buzby, Ralph Sickler, Glenn Myers, Alan Gardner, C. Eric Kern, William Gantz, and Linda Buzby.

**Also present was:** Sarah Walker, Recorder, George G. Rosenberger, Conflict Board Solicitor, J. Michael Fralinger, Jr., Board Engineer, Sarah Birdsall, Board Planner, William F. Ziegler, Board Solicitor, Erik Peterson, Esquire, John Pettit, Engineer/Planner, Darren Buono, and Township visitors.

**Business to come before the Board:**

1. Reorganization
2. Minutes from December 18, 2014
3. Upper Pittsgrove DD, LLC
4. Resolutions –  
Upper Pittsgrove DD, LLC  
Michael Kavlunas

**1. Reorganization -**

The Township Clerk, Linda Buzby, administered the Oath of Office to the following Board members: Class I- Jack Cimprich (1 year term), Class II – Linda Buzby (1 year term), Class III – Edward Meschi (1 year term), Class IV – Full member – Robert Duus (4 year term), Thomas Buzby (4 year term), Alan Gardner (Alternate 2 year term), and William Gantz (Alternate 2 year term). The Secretary then opened the nominations for Board Chairman. Robert Duus made a motion to nominate John Coombs as Board Chairman for the 2015 year. This motion was seconded by Thomas Buzby. Thomas Buzby made a motion to close the nominations for Board Chairman. This motion was

seconded by Ralph Sickler and adopted unanimously. The Board voted unanimously for John Coombs as Board Chairman. The Board Chairman opened the nominations for Vice-Chairman. Thomas Buzby made a motion to nominate Robert Duus as Vice-Chairman for the 2015 year. This motion was seconded by Ralph Sickler. Thomas Buzby made a motion to close the nominations for Vice-Chairman. This motion was seconded by Ralph Sickler and adopted unanimously. The Board voted unanimously for Robert Duus as Vice-Chairman. Thomas Buzby made a motion to adopt Resolution 1-2015 that designates the third Thursday of every month as regular meeting nights at 7:30PM and the second Thursday of every month as workshop meeting nights, if needed, where actions may or may not be taken at 7:00PM as well as designates *South Jersey Times* as the official newspaper of the Land Use Board and to designate *The Elmer Times* as the alternate. This motion was seconded by Robert Duus and adopted unanimously. Robert Duus made a motion to adopt Resolution 2-2015 appointing William F. Ziegler as the Board Solicitor for the 2015 year, J. Michael Fralinger, Jr., Fralinger Engineering, PA, as Board Engineer for the 2015 year and Sarah E. Birdsall as Planner for the 2015 year. This motion was seconded by Glenn Myers and adopted unanimously. The newly appointed Board Solicitor, William F. Ziegler introduced himself to the Board and gave a brief synopsis of his background.

Robert Duus made a motion to appoint George G. Rosenberger, Jr. conflict Board Solicitor to participate in the Upper Pittsgrove DD. LLC application. This motion was seconded by Thomas Buzby and adopted unanimously. The Board Chairman thanked Mr. Rosenberger for his professional guidance to the Land Use Board and wished him well on his retirement.

At this point Board members Robert Duus and Eric Kern left since they could not adopt minutes or resolutions, nor act on the continued application due to their absence at the last meeting.

## **2. Minutes –**

A motion to approve the minutes from the December 18, 2014 meeting was made by Thomas Buzby. This motion was seconded by Alan Gardner and adopted unanimously.

## **3. Resolution –**

Thomas Buzby made a motion to adopt the resolution for Upper Pittsgrove DD, LLC that had been previously mailed to all members. This motion was seconded by Ralph Sickler. All those who voted in favor of the approval of this application voted in favor of the Resolution.

## **4. Upper Pittsgrove DD, LLC – Block 61 Lot 19**

The Board Chairman opened the hearing for Upper Pittsgrove DD, LLC. This application was continued from the December 18, 2014 meeting. The public had been noticed during the December 18, 2014 meeting and the Board had jurisdiction to continue the hearing. The applicant is seeking Preliminary and Final Site plan approval. They were represented by Erik C. Peterson, Esquire. The Board confirmed that the same witnesses

were to testify. The Conflict Board Solicitor, George Rosenberger stated that the primary issues to be dealt were the loading/unloading zone and complying with the State's Storm Water Management Regulations. The applicant's engineer, John Pettit, stated that the applicant would be submitting a revised plan that would include a specific loading/unloading area and would show a storm water basin as required per the Storm Water Management requirements. Board Engineer, Michael Fralinger, had no concerns with the proposal. The Board Chairman wanted to know the difference between utilizing a chamber system versus the basin. Mr. Pettit responded to the Chairman's question. Board member Thomas Buzby questioned whether the basin would retain water. Mr. Pettit responded that borings had been done, and would be supplied to the Board, as part of the basin design process. The basin would be grass with a sand bottom. The Board Chairman opened the hearing the public for comment on the site plan. There was one member of the public to comment regarding the drainage system on the property. As a result of a brief discussion, the Board Secretary was asked to send a letter to the County Freeholders requesting that a drainage easement along the easterly side of the property be maintained as necessary to allow the water to flow properly into the existing piping. It is noted that this easement is not on Lot 19, the subject property of this application. There being no one else present speaking either for or against this application, the Board Chairman closed the hearing to the public for comment. It was noted that the plan added more grass areas taking the impervious coverage from 65.2% down to approximately 40.29%. Mr. Fralinger was in agreement with the proposed revisions to the site plan, and it is noted that the Board Planner, Sarah Birdsall had no additional comments for the application. Ralph Sickler made a motion to grant preliminary and final site plan approval to Upper Pittsgrove DD, LLC conditioned upon the submission and approval of the revised plans by the Board Engineer. This motion was seconded by Thomas Buzby and adopted unanimously.

## **5. Resolutions -**

Thomas Buzby made a motion to adopt the resolution for Michael Kavlunas and Barbara Christian that had been previously mailed to all members. This motion was seconded by Glenn Myers. All those who voted in favor of the approval of this application voted in favor of the Resolution.

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

Respectfully submitted,

Linda Buzby, Secretary  
Upper Pittsgrove Township  
Land Use Board