

**Upper Pittsgrove Township  
Land Use Board Minutes  
January 16, 2014**

**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, Jon Hitchner and Linda Buzby.

**Also present was:** Sarah Walker, Recorder, George G. Rosenberger, Board Solicitor, Michael Fralinger, Jr. and Charles Fralinger, Acting Board Engineers, Edward Stella and Township visitors.

**Business to come before the Board:**

1. Reorganization
2. Minutes from November 21, 2013
3. Edward Stella – Minor Subdivision
4. Correspondence
5. Resolution –  
Todd Batten

**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 – Ralph Sickler (4 year term), Jon Hitchner (Alternate 2 year term), and C. Eric Kern (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 2014 year. This motion was seconded by Alan Gardner. Ralph Sickler made a motion to close the nominations for Board Chairman. This motion was seconded by Edward Meschi 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 2013 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. Robert Duus made a motion to adopt Resolution 1-2014 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 Thomas Buzby and adopted unanimously. Robert Duus made a motion to adopt Resolution 2-2014 appointing George G. Rosenberger, Jr. as the Board Solicitor for the 2014 year, Stephen J. Nardelli, Fralinger Engineering, PA, as Board Engineer for the 2014 year and Sarah E. Birdsall as Planner for the 2014 year. This motion was seconded by Thomas Buzby and adopted unanimously.

## **2. Minutes –**

A motion to approve the minutes from the November 21, 2013 meeting was made by Thomas Buzby. This motion was seconded by Alan Gardner and adopted unanimously.

## **3. Edward Stella – Block 60 Lots 16 & 17**

The Board Chairman opened the hearing for Edward Stella for Minor Subdivision with a Bulk Variance. Board members Thomas and Linda Buzby recused themselves from participating in this application. Mr. Stella explained to the Board that the subdivision was being asked for by the State Agricultural Development Committee (SADC) as part of his farmland preservation application. SADC was requiring Mr. Stella to separate out the area containing his home, shop and mulch piles from the remaining farmland which is located on Lot 16. Lot 17 is located at the corner of Newkirk Station and Colson Road and a lotline adjustment would be done to enlarge that lot to encompass the farm ground cut off from the building area. The new lot created by this to the northerly side of Lot 16 would be new Lot 16.01 and would be farmland also. Mr. Stella explained that the bulk variance was necessary because the existing dwelling had a 32.5 feet setback where 50 feet was required. Waivers being requested for completeness were from providing a Letter of Interpretation from the New Jersey Department of Environmental Protection, location of any all wetland areas and required wetland transition areas, providing 2-foot contours and from providing a grading plan. The Board Engineer had no objection to waiving these items since no new construction was proposed. Ralph Sickler made a motion to grant the requested waivers. Robert Duus seconded this motion which was adopted unanimously. Robert Duus made a motion to deem this application complete, which motion was seconded by Ralph Sickler and adopted unanimously. Discussion was held regarding landlocked Lot 19. However, after the meeting it was determined that the lot was not owned by Edward Stella and not part of this application. The Board Engineer is requesting a road-widening easement along Newkirk Station Road to provide a 25-foot right-of-way from centerline. Mr. Stella consented to this condition of approval. It was noted that the application had received Salem County Planning Board approval. Corner

markers had already been set. The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against this application, the Chairman closed the hearing to the public for comment. Robert Duus made a motion to grant the Minor Subdivision and Lot Line Adjustment along with the Bulk Variance for front yard setback for the existing dwelling. This motion was seconded by Ralph Sickler and adopted unanimously.

#### **4. Correspondence – Mark & Jodi Leonetti**

The Secretary read a letter from attorney Ross Levitsky, who had represented Mark & Jodi Leonetti for their application at the March 2013 Land Use Board meeting. Due to complications regarding the vacation of Slabtown Road, the Leonettis have not been able to move forward before their approval lapsed. The Board Secretary confirmed that the vacation ordinance had been adopted by the Township and filed with the County as required. On behalf of the Leonettis, Mr. Levitsky was requesting an extension of the approval in order for the deed to be drawn up for Block 64 Lot 14 and have it reviewed by the Board Solicitor. Robert Duus made a motion to grant a sixty day extension. This motion was seconded by Thomas Buzby and adopted unanimously.

#### **5. Resolution**

Thomas Buzby made a motion to adopt the resolution for Todd Batten 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.

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