

**Upper Pittsgrove Township
Land Use Board Minutes
February 19, 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: Robert Duus, Edward Meschi, Thomas Buzby, Ralph Sickler, Glenn Myers, Alan Gardner, William Gantz, and Linda Buzby.

Also present was: William F. Ziegler, Board Solicitor, J. Michael Fralinger, Jr., Board Engineer, Timothy and Stephen Brown, Sarah Walker, Recorder, and Township visitors.

Business to come before the Board:

1. Minutes from January 15, 2015
2. Thomas & Linda Buzby
3. Timothy & Steven Brown
4. Resolution –
Upper Pittsgrove DD, LLC
5. Informal – Donna & James Guarrera

1. Minutes –

A motion to approve the minutes from the January 15, 2015 meeting was made by Thomas Buzby. This motion was seconded by Ralph Sickler and adopted unanimously.

2. Thomas & Linda Buzby – Block 59 Lots 18 & 19

The Vice-Chairman opened the hearing for Thomas and Linda Buzby. Both the Buzbys recused themselves from this application. This application was for a Minor Subdivision for the creation of one new lot containing 7.73 acres with a frontage of 371 feet. This lot had previously been approved in March of 2011, but the deeds were never filed. This new proposed lot was configured slightly different. A lot line adjustment was being requested to add 1.3892 acres to existing Lot 19 bringing the total area to 2.88

acres and the adjusted frontage to 357 feet. A Bulk Variance was required because Lot 19 would have only 2.88 acres where 6 acres was required. Thomas Buzby explained the application to the Board. Board Engineer, J. Michael Fralinger, commented on his review letter dated February 17, 2015 for completeness. Waivers were being requested for Item # 10 on Checklist A and Item #14 Checklist C Letter of Interpretation. Lot 19 was already developed and Lot 18 is currently being farmed, Mr. Fralinger had no objection to granting the waiver requests. Additional waivers were requested for Item #16 – Contours at 2' Intervals and Item #17 – Grading Plan from Checklist C. Again Mr. Fralinger had no objection to granting the waivers since there was no new construction. Glenn Myers made a motion to deem this application complete and granting the requested waivers. This motion was seconded by Ralph Sickler and adopted unanimously. Mr. Fralinger continued with comments on the technical review. He noted that, per the ordinance, a 100 foot agricultural buffer was required. Mr. Buzby requested a waiver from providing the buffer since the lot was already developed and his business was agriculturally-based making it symbiotic with the adjoining farm ground. The application had already received Salem County Planning Board approval and Legal Descriptions have been submitted. The Vice-Chairman opened the hearing to the public for comment. There being no one present speaking for or against this application, the Vice-Chairman closed the hearing to the public for comment. Ralph Sickler made a motion to approve the Minor Subdivision for the creation of one new lot and the Lot Line Adjustment to add 1.3892 acres to Lot 19 and increase its frontage to 357 feet, as well as granting Bulk Variance approval since Lot 19 would still be sub-standard with regards to area and granting the waiver request from having to provide an agricultural buffer. This motion was seconded by Glen Myers and adopted unanimously.

3. Timothy & Stephen Brown – Block 61 Lots 33, 33.02, 34 & 34.02

The Board Vice-Chairman opened the hearing for Timothy and Stephen Brown. Mr. Brown explained that they were the contract purchasers of some of the Lots on Block 61. The purpose of the Lot Line adjustments was to decrease Lot 33 to 10.51 acres and increase Lot 33.02 to 14.28 acres and Lot 34 will decrease to 6.24 acres and Lot 34.02 will increase to 51.45 acres. It was noted that no variances were necessary. Board Engineer, J. Michael Fralinger, commented on his review letter dated February 17, 2015 for completeness. Waivers were being requested for Item # 10 on Checklist A and Item #14 Checklist C Letter of Interpretation. Lots 34.02 and 33 were already developed and all lots were currently being farmed. Mr. Fralinger had no objection to granting the waiver requests. Additional waivers were requested for Item #16 – Contours at 2' Intervals, Item #17 – Grading Plan, and Item #18 - Certification from the Tax Assessor of all lands abutting the subdivision that are farmland assessed from Checklist C. Mr. Fralinger had no objection to granting the waivers. Thomas Buzby made a motion to grant the requested waivers and to deem this application complete. This motion was seconded by Edward Meschi and adopted unanimously. Mr. Fralinger continued with his technical comments. The application had received Salem County Planning Board approval and Legal Description had been submitted. Thomas Buzby made a motion to approve the Minor Subdivision/Lot Line Adjustments as presented on the plan. This motion was seconded by Ralph Sickler and adopted unanimously.

4. 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 Alan Gardner. All those who voted in favor of the approval of this application voted in favor of the Resolution.

5. Informal –

James and Donna Guarerra presented a subdivision plan to the Board for their comment regarding non-conforming frontage.

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

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board