

**Upper Pittsgrove Township  
Land Use Board Minutes  
March 15, 2012**

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

Alan Newkirk, 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, Ralph Sickler, Dale Wilson, Alan Gardner, William Gantz, Jon Hitchner and Linda Buzby.

**Also present was:** George G. Rosenberger, Jr., Board Solicitor, and Paul Harding.

**Business to come before the Board:**

1. Minutes from February 16, 2012
2. Paul Harding
3. Resolution –  
Jesse Nelson, Sr.  
Hannah Kaithern

**1. Minutes –**

A motion to approve the minutes from the February 16, 2012 meeting was made by Robert Duus. This motion was seconded by Dale Wilson and adopted unanimously.

**2. Paul Harding – Block 61 lot 25**

Board Chairman John Coombs opened the hearing for Paul Harding. Board members Jack Cimprich and Robert Duus abstained from acting on this application. This application was for a Use Variance since this residential lot was located in the Highway Business Zone. Mr. Harding explained the nature of the application which was to replace an existing 8 foot by 12 foot shed with a 24 foot by 20 foot garage which would be located ten foot from the property line were 20 feet is the minimum required for an accessory structure in the Highway Business zone. He was also requesting Bulk variances for any existing structures within the setback lines. The Board Chairman stated that he had been out to view the property and in his opinion there was no other suitable

area to place the new garage due to septic constraints. 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. After some discussion, Dale Wilson made a motion to grant Use Variance approval with Bulk Variances as requested. This motion was seconded by Ralph Sickler and adopted upon a call of the roll. Ayes: Coombs, Buzby, Sickler, Wilson, Gardner, Gantz and Hitchner. Nays: None.

### **3. Walter Downer – Block 61 Lots 32, 33 and 34**

The Board Secretary read a letter from Walter Downer dated March 12, 2012 requesting a reapproval of his Minor Subdivision application to give him time to file deeds. Board Chairman John Coombs recused himself from participating in this request. After a brief discussion, Dale Wilson made a motion to grant a thirty (30) day extension on the approval to give Mr. Downer time to file the deeds. This motion was seconded by Alan Gardner and adopted unanimously.

### **4. Resolution -**

Dale Wilson made a motion to adopt the resolution for Jesse Nelson, Sr. 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.

Robert Duus made a motion to adopt the resolution for Hannah Kaithern that had been previously mailed to all members. This motion was seconded by Dale Wilson. 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, Robert Duus made a motion to adjourn the meeting. This motion was seconded by Dale Wilson and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary  
Upper Pittsgrove Township  
Land Use Board