

**Upper Pittsgrove Township
Land Use Board Minutes
March 17, 2011**

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, Thomas Buzby, Jack Cimprich, Glenn Myers, Alan Gardner, Eric Kern, William Gantz and Linda Buzby.

Also present was: Sarah Walker, Recorder, George G. Rosenberger, Jr., Board Solicitor, Stephen J. Nardelli, Board Engineer, Sarah Birdsall, Planner, Barbara and Kenneth Lange, John Butler, Frank Hoerst Esquire, Ronald Allen and Township Visitors.

Business to come before the Board:

1. Minutes from January 20, 2011
2. Barbara and Kenneth Lange
3. Allen's Propane
4. Resolution -
Delsea Energy, LLC

1. Minutes –

A motion to approve the minutes, with two corrections, from the January 20, 2011 meeting was made by Robert Duus. This motion was seconded by Thomas Buzby and adopted unanimously.

2. Kenneth and Barbara Lange – Block 59 Lot 18

Board Chairman John Coombs opened the hearing for Kenneth and Barbara Lange. Board members Thomas and Linda Buzby stepped down from participating in this application. This application was a Minor Subdivision for the creation a one new lot. John Butler had prepared the plan. Mr. Butler explained that the Langes were proposing to subdivide one new lot from existing Lot 18 for themselves. They would eventually be

building a home for themselves. The proposed new lot would contain 7.436 acres and have 317.29 feet of frontage on Colson Road. The remainder would contain 27.505 acres. Stephen Nardelli, Board Engineer commented on his completeness review letter dated March 11, 2011. The Langes were requesting a waiver from providing wetlands information and to have provided a letter from Osprey Environmental, LLC stating that there are no wetlands within the proposed new lot. Additional waivers requested were: from providing contours at 2 foot, and from providing a grading plan and spot elevations, since no construction was being proposed at this time. The applicant was requesting a waiver for reduced agricultural buffers along the side and rear property lines as well as a waiver for lot depth to width ratio. Mrs. Lange explained that proposed Lot 18.01 was configured this way to reach Lot 13 which they also own. After a brief discussion, Robert Duus made a motion to grant the requested waivers and to reduce the side yard agricultural buffer to 50 feet and the rear agricultural buffer to 75 feet. This motion was seconded by Glenn Myers and adopted unanimously. The applicant agreed to comply with all the other stated items in the Board Engineer's review letter. Mr. Nardelli had not prepared a technical review of this application. However, he felt comfortable moving forward through the technical phase if the Board decided to. After a brief discussion the Board continued the hearing. Mr. Nardelli stated that the lot had the required minimum frontage and area exclusive of wetlands, wetland transition areas. Glenn Myers made a motion to grant Minor Subdivision approval for the creation of one new lot. This motion was seconded by Robert Duus and adopted unanimously.

3. Allen's Propane – Block 52 Lot 3.03

The Board Chairman opened this informal hearing for Allen's Propane. The applicant was represented by Frank Hoerst. Board Solicitor, George Rosenberger explained to both the Board and the applicant that this was an informal hearing and nonbinding for both sides. The Board heard information regarding a proposed site plan the applicant may be submitting in the future.

4. Delsea Energy, LLC

Thomas Buzby made a motion to adopt the resolution for Delsea Energy, LLC that had been previously mailed to all members. This motion was seconded by Robert Duus. 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 Thomas Buzby and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board