

**Upper Pittsgrove Township
Land Use Board Minutes
March 20, 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, Glenn Myers, C. Eric Kern, and Linda Buzby.

Also present was: Sarah Walker, Recorder, George G. Rosenberger, Board Solicitor, and Township visitors.

Business to come before the Board:

1. Minutes from February 20, 2014
2. Wamsley, LLC – Use/Bulk Variances/Site Plan waiver

1. Minutes –

A motion to approve the minutes from the February 20, 2014 meeting was made by Robert Duus. This motion was seconded by Jack Cimprich and adopted unanimously.

2. Wamsley, LLC – Block 2 Lot 39

The Board Chairman opened the hearing for Wamsley, LLC for Use Variance and Bulk Variance with a waiver request from providing site plan. Board member Jack Cimprich recused himself from participating in this application. Burroughs Timberman was the sole proprietor of Wamsley, LLC and therefore able to speak regarding the application. Mr. Timberman explained that the parcel had contained a single family dwelling which he had demolished. The previous owner, Elton Stewart, had operated a car repair business on the lot. Mr. Timberman was requesting approval to open a portion of the existing building as a retail store to display and sell his gas station/auto memorabilia. Mr. Timberman stated that the building did contain one bathroom and that he may employ one other person. Mr. Rosenberger noted that the improvements that Mr. Timberman had made to the property were in keeping with the character of the area. The Board Chairman opened the hearing up to the public for comment. There being no one present to speak for

or against this application, the Chairman closed the hearing to the public for comment. After some discussion the Board determined that this property was uniquely suited to the proposed use. There were natural buffers to screen the activity from adjoining neighbors. Robert Duus made a motion to grant Use and Bulk Variance approvals for the retail store and the granting of a waiver from providing a full-site plan based on the adequacy of the information submitted and depicted on the plan. This motion was seconded by Eric Kern and adopted upon a call of the roll: Aye – Duus, Myers, Kern, Coombs and Buzby. Nays: None.

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

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board