

**Upper Pittsgrove Township  
Land Use Board Minutes  
March 21, 2013**

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

Linda 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, Edward Meschi, Thomas Buzby, Dale Wilson, Ralph Sickler, Jon Hitchner and Linda Buzby.

**Also present was:** Stephen Nardelli, Board Engineer, Sarah Walker, Recorder, Mark and Jodi Leonetti.

**Business to come before the Board:**

1. Mark & Jodi Leonetti

**1. Mark & Jodi Leonetti – Block 62 Lots 12 & 14**

The Board Chairman opened the hearing for Mark and Jodi Leonetti. This application was for Bulk Variance approvals to reconstruct a single family dwelling in the footprint of the existing dwelling. Board Engineer, Stephen Nardelli, gave comment for completeness from his letter dated March 20, 2013. The only waiver requests required were from providing a Letter of Interpretation from the New Jersey Department of Environmental Protection. Wetlands Mapping had been provided from the DEP database and Mr. Nardelli had no problem with the Board granting the waiver since that lot had already been developed. This waiver applied to Checklist "A" Item #10 and Checklist "I" Item #9. After a brief discussion, Robert Duus made a motion to grant the requested waivers from providing a Letter of Interpretation and deemed this application complete. This motion was seconded by Ralph Sickler and adopted unanimously. Mr. Nardelli continued with his technical comments. The application required the Township to vacate a portion of Slabtown Road that remained after the road had been straightened in the 60s. Also, while in the tax records as one lot, Lot 12 and Lot 14 were still considered separate by deed. Mr. Nardelli recommended that as a condition of approval the two lots be merged and a deed of consolidation be prepared, reviewed then filed. The Leonetti's consented to this condition and would write a letter to the Township Committee. The Leonettis were requesting Bulk Variances for lot depth: required 300 feet provided 117 feet, frontyard setback required 50 feet provided 30.7 feet after the road vacation, and lot area required 6 acres, provided 2.16 acres after wetlands and buffers. The Board

Chairman opened the hearing to the public for comment. There being no one present, he closed the hearing to the public for comment. After a brief discussion, Thomas Buzby made a motion to grant Bulk variance approval with the stated conditions per Mr. Nardelli's letter. This motion was seconded by Robert Duus and adopted unanimously.

There being no further comment and business before the Board, Robert Duus 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