

**Upper Pittsgrove Township  
Land Use Board Minutes  
April 16, 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:** John Coombs, Robert Duus, Jack Cimprich, Edward Meschi, Thomas Buzby, Ralph Sickler, Glenn Myers, Dale Wilson, Eric Kern, William Gantz, George Cassaday, Jr., and Linda Buzby.

**Also present was:** Sarah Walker, Recorder, and Township visitors.

**Business to come before the Board:**

1. Minutes from March 19, 2015
2. Linda Thumlert
3. Dennis Forchic
4. Michael Kavlunas
5. Resolution –  
Health Resources of New Jersey

**1. Minutes –**

A motion to approve the minutes from the March 19, 2015 meeting was made by Thomas Buzby. This motion was seconded by Robert Duus and adopted unanimously.

**2. Linda Thumlert – Block 29 Lot 6**

The Chairman opened the hearing for Linda Thumlert. This application was for a Minor Subdivision for the creation of one new lot containing 6.41 acres with frontage of 639.91 feet. A Bulk Variance was required because remaining Lot 6 would have only 183.39 feet of frontage where 200 feet was required. Mrs. Thumlert explained the application to the Board. Mrs. Thumlert stated that Lot 6 had been placed in the

Farmland Preservation Program and this proposed lot had been excepted out as a result of this. She was now following through to create that lot. Board Engineer, J. Michael Fralinger, commented on his review letter dated April 9, 2015 for completeness. Waivers were being requested for Item # 10 on Checklist A and Item #14 on Checklist D for a Letter of Interpretation. Based on the information provided by the surveyor, Mr. Fralinger had no objection to granting the waiver request. Additional waivers were requested for Item #16 – Contours at 2’ Intervals and Item #17 – Grading Plan from Checklist D. Again Mr. Fralinger had no objection to granting the waivers since there was no new construction. Thomas Buzby made a motion to deem this application complete and grant the requested waivers. This motion was seconded by Robert Duus and adopted unanimously. Mr. Fralinger continued with comments on the technical review. The Board heard testimony that though the remainder of Lot 6 would only contain 183 feet of frontage where 200 was required, as part of the preservation process, a Right-of-Way easement was created on Lot 7. Legal Descriptions have been submitted. Chairman opened the hearing to the public for comment. Mr. Ned Patton spoke in favor of the subdivision and the granting of the variance. There being no one further speaking for or against this application, the Chairman closed the hearing to the public for comment. Thomas Buzby made a motion to approve the Minor Subdivision for the creation of one new lot as well as granting Bulk Variance approval for 183 feet of frontage on Lot 6. This motion was seconded by Robert Duus and adopted unanimously.

### **3. Dennis Forchic – Block 31 Lot 3**

The Chairman opened the hearing for Dennis Forchic. This application was for a Minor Subdivision for the creation of one new lot containing 11.15 acres with frontage of 615 feet, and not open to the public for comment. Mr. Forchic lives in Utah and his engineer, James Clancy explained the application to the Board. Mr. Clancy stated that Lot 3 contained a single family dwelling and that the purpose of the subdivision was to create a lot around the existing home that was more desirable to sell. Mr. Clancy represented that Mr. Forchic hoped to preserve and sell the remaining farmland. Board Engineer, J. Michael Fralinger, commented on his review letter dated April 9, 2015 for completeness. Waivers were being requested for Item # 10 on Checklist A and Item #14 on Checklist C for a Letter of Interpretation. Based on the information provided by the surveyor, Mr. Fralinger had no objection to granting the waiver request. Additional waivers were requested for Item #16 – Contours at 2’ Intervals and Item #17 – Grading Plan from Checklist D. Again Mr. Fralinger had no objection to granting the waivers since there was no new construction. Robert Duus made a motion to deem this application complete and grant the requested waivers. This motion was seconded by Thomas Buzby and adopted unanimously. Mr. Fralinger continued with comments on the technical review. Mr. Clancy agreed to comply with the technical comments. Robert Duus made a motion to approve the Minor Subdivision for the creation of one new lot. This motion was seconded by Thomas Buzby and adopted unanimously.

### **4. Michael Kavlunas – Block 3 Lot 8**

The Board Chairman opened the hearing for Michael Kavlunas. Mr. Kavlunas was represented by Wayne Natale, Esquire. Board Solicitor William Ziegler informed the Board that he had had previous discussions with Mr. Kavlunas pertaining to the Use

Variance. Both Mr. Natale, and Mr. Ziegler agreed that there was no conflict with regards to the site plan. Mr. Bruce McKenna of Monarch Surveying and Engineering prepared the site plans and was present to answer any questions. Mr. Natale explained the proposed site plan to the Board. He stated that the area to be utilized for Mr. Kavlunas' well-drilling business was designated on the plan by metes and bounds and covered approximately 1.75 acres. They were asking for no new improvements. Board Engineer, J. Michael Fralinger, Jr. commented on his review letter dated April 14, 2015. He stated that per Checklist "A"-Item #5 – since the applicant was not the owner of the property, a lease would be advisable. Mr. Natale agreed to this. Mr. Fralinger continued that the applicant was requesting waivers from providing the following items: Checklist "A"-Item #10 – Letter of Interpretation, Checklist "C" - Item #B4 – providing adjoining property owners, Item #B8 – provide existing and proposed parking areas, streets, site triangle and driveways, Item #B13 – the dimensions of parking and loading spaces and ADA parking, Item - #B15 landscaping and buffering plan, Item #B16 – 2 foot contours, Item #B17 – grading plan showing proposed and existing spot elevations, Item #B20 – plans, design details, and calculations for all storm drainage facilities, Item #B21 – lighting plan, Item #B22, cross sections and profiles of existing streets, Item #B23 – profile of water and sewer facilities, Item #B24 – show the results and location of permeation tests, Item #B25 – size, etc of all proposed signs, Item #D – soil erosion and sediment control plan, and Item #E – Environmental Impact Statement. Mr. Fralinger then commented on Board Planner, Sarah Birdsall's review letter dated April 13, 2015. Most of her comments had been addressed through Mr. Fralinger's review. The ag buffer would be addressed at the site plan hearing. The applicant agreed to provide the following at the time of site plan review: Items #B4, #B8, #B13, #B16, #B17, and #B20. Robert Duus made a motion to deem this application conditionally complete and to grant the following waivers: Checklist "A" – Item #10, and Checklist "C" Items #B15, #B21, #B22, #B23, #B24, #B25, #B26, #D and #E. This motion was seconded by Glenn Myers and adopted unanimously.

## **5. Resolution -**

Thomas Buzby made a motion to adopt the resolution for GMH Ventures, LLC that had been previously mailed to all members. This motion was seconded by Dale Wilson 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 Dale Wilson and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary  
Upper Pittsgrove Township  
Land Use Board