

**Upper Pittsgrove Township
Land Use Board Minutes
April 18, 2013**

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 the Board Secretary 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: Ralph Sickler, Jack Cimprich, Edward Meschi, Eric Kern, William Gantz, Jon Hitchner and Linda Buzby.

Also present was: George G. Rosenberger, Jr., Board Solicitor, Stephen Nardelli, Board Engineer, Sarah E. Birdsall, Board Planner, and Sarah Walker, Recorder.

Business to come before the Board:

1. Minutes from March 21, 2013
2. Health Resources of New Jersey, LLC
3. Resolution
Mark & Jodi Leonetti

1. Minutes –

A motion to approve the minutes from the March 21, 2013 meeting was made by Ralph Sickler. This motion was seconded by Edward Meschi and adopted unanimously.

2. Health Resources of New Jersey, LLC – Block 5 Lot 38

The Board Secretary opened the hearing for Health Resources of New Jersey, LLC. The applicants failed to appear for the hearing. After a discussion between the Board members and the professionals, the Board decided to proceed with completeness review on the application. Board Engineer, Stephen Nardelli, gave comment for completeness from his letter dated April 10, 2013. Mr. Nardelli reviewed the requested waivers with the Board. The waiver being requested from Checklist "A" was Item #10 from providing a Letter of Interpretation (LOI) from the New Jersey Environmental Protection Agency. The Board felt in lieu of the LOI the applicant's engineer could provide a letter stating that there were no wetlands present on the developed lot. There were several waivers requests from Checklist "C": Item #1 to submit plans in a different

scale than required, Item #5 from providing a list of all abutting land that is currently assessed as qualified farmland, Item #8 from showing all existing structures and wooded areas within the portion to be subdivided and within 200 feet thereof, Item #12 from showing the location, size and direction of flow of all streams, brooks, drainage structures and drainage ditches, Item #14 which is the same as Item #1 from Checklist "A", Item #16 from providing contours at 2 foot intervals, Item #17 providing a grading plan, and Item #18 providing a certification from the Township Assessor identifying all abutting land that is assessed as qualified farmland. After some discussion the Board granted waivers for Items #1, #8, #12, #16, and #17 since no new development was being proposed at this time. Items that must be provided 10 days prior to the hearing are from Checklist "A" Item #1, Checklist "C: Items #5, #14 and #18. Board Planner, Sarah Birdsall commented on her review letter dated April 9, 2013. Ms. Birdsall noted that on the Development Application questions 13 and 14 were not answered. Other comments from her review were the same as the Board Engineer's comments. The Board Secretary noted that she had not received confirmation that taxes had been paid, nor provided with a letter of representation from an attorney. Based on the information provided Ralph Sickler made a motion to deem this application complete contingent upon the application providing the required information 10 days prior to the next meeting. This motion was seconded by Edward Meschi and adopted unanimously.

3. Resolution

Ralph Sickler made a motion to adopt the resolution for Mark and Jodi Leonetti that had been previously mailed to all members. This motion was seconded by Edward Meschi. 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, Ralph Sickler made a motion to adjourn the meeting. This motion was seconded by Jack Cimprich and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board