

**Upper Pittsgrove Township  
Land Use Board Minutes  
May 21, 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, Thomas Buzby, Ralph Sickler, Glenn Myers, Alan Gardner, George Cassaday, Jr., and Linda Buzby.

**Also present was:** William F. Ziegler, Board Solicitor, J. Michael Fralinger, Board Engineer, Sarah E. Birdsall, Board Planner, Wayne Natale, Esquire, Bruce McKenna, Michael Kavlunas, Emery Dobson, Sarah Walker, Recorder, and Township visitors.

**Business to come before the Board:**

1. Minutes from April 16, 2015
2. Resolution –  
Michael Kavlunas
3. Michael Kavlunas
4. Resolutions -  
Linda Thumlert  
Dennis Forchic
5. Dobson Turf Management – Discussion
6. Public Hearing for Salem County Hazard Mitigation Plan
7. COAH UPdate

**1. Minutes –**

A motion to approve the minutes from the April 16, 2015 meeting was made by Robert Duus. This motion was seconded by Thomas Buzby and adopted unanimously.

## **2. Resolution –**

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

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

The Chairman opened the hearing for Michael Kavlunas for Preliminary and Final Site Plan approval. This application had been deemed conditionally complete at the April 16, 2015 meeting. Mr. Kavlunas was represented by Wayne Natale, Esquire. The applicant's engineer/planner was Bruce R. McKenna of Monarch Surveying & Engineering. Board Engineer J. Michael Fralinger, Jr. commented on his technical review letter dated May 19, 2015. Mr. Fralinger stated that the proposed ADA parking did not comply with ADA standards where it was currently located on the plan. It is located near the dwelling on the property more than 80 feet away from the business. The applicant's attorney responded that they felt the ADA parking space being placed by the building was intrusive and unsafe. After a brief discussion the Board determined that the ADA parking area needs to be relocated to the building being utilized for the business. The applicant agreed to relocate the ADA parking space to the building. The Board Engineer continued with his comments. The Ordinance does not permit outdoor storage within the front yard. Board Planner, Sarah Birdsall, commented on the outdoor storage from her review letter dated May 16, 2015 citing Section 12.9E of the Ordinance. Mr. Natale stated that the applicant was requesting a Bulk Variance to allow the three trailers currently in the front yard area to remain. Board member Ralph Sickler stated that he felt the trailers needed to be relocated. Thomas Buzby made a motion to deny the variance request for the three trailers. This motion was seconded by Robert Duus and adopted unanimously. There was some discussion requesting clarification as to what must be relocated. All 9 containers/trailers used for storage of materials must be located to the rear yard. After this clarification Robert Duus made a motion to grant a variance to permit 9 cargo containers/trailers, with or without wheels, to remain on the property. This motion was seconded by Ralph Sickler and adopted unanimously. The Board Engineer continued to comment 3 regarding the existing stormwater management facilities on the proposed site. Mr. McKenna agreed to add a note to the plan stating that the stormwater management plan meets the idea of minor component. Before address landscaping/buffering the Board Chairman opened the hearing to the public for comment. There were three members present that spoke in favor of the application and requesting no landscaping changes. Hearing no further comments from the public, the Board Chairman closed the hearing to the public. Board member Ralph Sickler felt that there was adequate buffering/screening present and made a motion to approve the landscaping plan as presented. This motion was seconded by Thomas Buzby and adopted unanimously. Ralph Sickler made a motion to grant Preliminary and Final Site Plan approval with the already approved Bulk Variances conditioned upon the submission of a revised site plan addressing the necessary changes. This motion was seconded by Robert Duus and adopted unanimously.

## **4. Resolutions -**

The Board Solicitor informed the Board of a change in the Resolution for Linda Thumlert due to the fact that the Board would be unable to obtain an easement from Lot 6, previously preserved, but could still require one for proposed Lot 6.01. Robert Duus made a motion to adopt the resolution for Linda Thumlert that had been previously mailed to all members with the change made by the Board Solicitor. This motion was seconded by Ralph Sickler and adopted unanimously.

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

#### **5. Dobson Turf Management – Block 5 Lot 46**

The Board held a discussion regarding site changes Dobson Turf Management. Board Engineer, Michael Fralinger explained the changes already made. Emery Dobson was present to explain why these changes were made for the relocation of the diesel/gas tanks and the trash container. A revised site plan had been submitted to show those changes. The Board Engineer stated that he had no problem handling those changes administratively if the Board approved of this. Robert Duus made a motion to approve the changes, to be handled administratively. This motion was seconded by Ralph Sickler and adopted unanimously.

#### **6. Public Hearing –**

The Board Chairman opened the public hearing for the public to comment on the draft Salem County-Upper Pittsgrove Hazard Mitigation Plan. There being no one present that gave comment, the Board Chairman closed the hearing to comments.

#### **7. COAH Update –**

The Board Planner and Solicitor updated the Board on the current status of COAH and reviewed what the next steps should be for retaining our current certification. After a brief discussion the Board authorized the Board Planner to review the current certification and recommend changes.

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