

**Upper Pittsgrove Township
Land Use Board Minutes
June 15, 2017**

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 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, Glenn Myers, Edward Meschi, Jack Cimprich, David Zeck, Jr. and Linda Buzby.

Also present was: William F. Ziegler, Board Solicitor, J. Michael Fralinger, Jr., Board Engineer, Dean Risley, Krissy DeFrehn, Recorder, and township visitors.

Business to come before the Board:

1. Minutes from January 19, 2017
2. Dean Risley
3. Paul DeVivo

1. Minutes –

A motion to approve the minutes from the January 19, 2017 meeting was made by Glenn Myers. This motion was seconded by Edward Meschi and adopted unanimously.

2. Dean Risley – Block 5 Lot 76

Board Chairman, John Coombs, opened the hearing for Dean Risley. This application was for a Bulk Variance to construct a thirty (30) feet by forty (40) feet pole building that will not comply with the required side yard setbacks for the LR Zone. The required side yard setbacks are thirty (30) feet. Mr. Risley explained that due to the narrowness of his lot, the building could not meet the required setbacks. He was proposing a twenty (20) foot setback on the northern side and a seventeen (17) foot setback to the southern. Mr. Risley stated that he was going to use the building for his “toys” and to get tools, etc out of the house. Board member Jack Cimprich asked if the building could be rotated to lessen the setback deficiencies. Mr. Risley stated that it could but it would change the orientation of the doors. The Chairman opened the hearing to the public for comment. Resident Carolyn Martine spoke her concerns regarding the building being too close to an existing right-of-way near her home. It was determined

that there were two right-of-ways in that area and the one she was concerned with did not abut Mr. Risley's property. There being no further comments, the Chairman closed the hearing to the public for comment. Glenn Myers made a motion to grant the requested variances and to not require Mr. Risley to rotate the building. David Zeck seconded the motion which was adopted unanimously.

3. Paul DeVivo – Block 62 Lot 9

Board Chairman, John Coombs opened the hearing for Paul DeVivo. Mr. DeVivo was not present and the Board acted on completeness only for this application. Board Engineer, J. Michael Fralinger, Jr. commented on his review letter dated June 14, 2017. Waivers being requested for completeness are Checklist "A" – Item #10 and Checklist "D" Item #14 providing a Letter of Interpretation. The Board would like to see estimates for lot area and frontage. Additional waivers being requested from Checklist "D" - Item #16 Contours at 2' intervals and Item #17 grading plan and spot elevations. Jack Cimprich made a motion to grant the informational waivers requested and to deem this application incomplete. This motion was seconded by David Zeck and adopted unanimously. The applicant would have to provide new notices when they are ready to resubmit the application.

There being no further comment and business before the Board, Edward Meschi made a motion to adjourn the meeting. This motion was seconded by David Zeck and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board