

**Upper Pittsgrove Township
Land Use Board Minutes
June 20, 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 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, Edward Meschi, Eric Kern, William Gantz, Alan Gardner and Linda Buzby.

Also present was: George G. Rosenberger, Jr., Board Solicitor, Stephen Nardelli, Board Engineer, Sophia Furriss, Esq., John Pettit, PPE/PPP, Lois Bobbitt, Elwood and Bruce Robinson, Ronald Vasallo, James Freeman, and Sarah Walker, Recorder.

Business to come before the Board:

1. Minutes from April 18, 2013
2. Health Resources of New Jersey, LLC
3. Lois J. Bobbitt
4. Resolution
Charles & Rebecca Joyce – Subdivision Rescission

1. Minutes –

A motion to approve the minutes from the April 18, 2013 meeting was made by Edward Meschi. This motion was seconded by Eric Kern and adopted unanimously.

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

The Board Chairman opened the public hearing for Health Resources of New Jersey, LLC, who was represented by Sophia Furriss. Board member Robert Duus recused himself from participating on this application as he was within 200 feet of the application. This application was for Minor Subdivision and Bulk Variance approval. At the April 18, 2013 meeting this application had been deemed complete with some conditions. All those conditions have been met and the Board had jurisdiction to continue with the public hearing. Ms. Furriss gave a brief synopsis of the application. It was her client’s intention

to purchase the former Mater Dei Nursing home from the Diocese of Camden to be used in a like manner. The facility was approved for 64 beds and they would not be requesting any expansions to the facility. The Diocese of Camden was willing to sell them 11 acres along with the building. The reserve parcel would contain 68.5 acres and be known as Lot 38.01. Ms. Furriss stated that they were requesting a waiver from providing the 100 foot agricultural buffer and seeking a Bulk Variance from rear and side yard setbacks if same was not granted. The applicant's Engineer, John Pettit explained to the Board the reasoning as to why the proposed lot was configured with a 75 foot strip to the westerly side of the parcel. Mr. Pettit stated that an application was made to the New Jersey Department of Transportation for that configuration. If NJDOT turned it down, then they would submit revised plans and that strip would be made part of Lot 38. Board Engineer, Stephen Nardelli commented on his technical review letter dated April 10, 2013. All his comments had been addressed satisfactorily. The Board Chairman opened the hearing to the public for comment. Resident Ronald Vasallo expressed his concerns about Lot 38 having adequate area for future septic requirements. Mr. Vasallo was not in favor of the Board granting any relief to the applicant with regards to the agricultural buffer or setback requirements. Resident James Freeman asked the applicant if there would be any changes to the existing building. Ms. Furriss responded that there would not be. Hearing no further comments from the public, the Board Chairman closed the hearing to the public for comment. A discussion was held over proposed Lot 38's design. It was not consistent with good planning. Thomas Buzby made a motion to grant a waiver from providing the 100 foot agricultural buffer. This motion was seconded by Eric Kern, and adopted unanimously. Thomas Buzby made a motion to grant Minor Subdivision approval for the creation of one new lot which will contain the Mater Dei Nursing Home facility on approximately 11 acres with new Lot 38.01 having 68.5 acres. This motion was seconded by Alan Gardner and adopted unanimously.

3. Lois J. Bobbitt – Block 64 Lot 23

The Board Chairman opened the public hearing for Lois J. Bobbitt. This application was for Use Variance approval to construct a single family dwelling, on a lot with an existing dwelling, which will be demolished once the new house has received its Certificate of Occupancy. Mrs. Bobbitt explained the conditions of the existing home and that, for her, it was more cost effective to replace the home. Pictures were distributed showing the conditions of the home. She also stated that the existing home was located within the 50 foot front yard setback. The new dwelling would be conforming to all required setbacks. It was her desire to be in the new home by Thanksgiving and have the old dwelling demolished shortly thereafter. The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against the application, the Board Chairman closed the public hearing to the public. After a brief discussion regarding the posting of a bond to ensure the old dwelling was removed, Robert Duus made a motion to grant Use Variance approval. Thomas Buzby seconded that motion which was adopted upon a call of the roll. Ayes: Coombs, Duus, Buzby, Meschi, Gardner, Kern and Buzby.

4. Resolution

The Board Secretary explained to the Board a request from the State Ag Development Committee regarding the Charles Joyce property on Pinyard Road. The Joyces were preserving Lots 6 and 6.02. In order to satisfy the SADC attorney, those lots needed to be consolidated and the agricultural buffer needed to be removed. The Board Secretary explained that the Township Committee had already, by Resolution, granted the elimination of the agricultural buffer conditioned upon the Land Use Board Resolution approval and a deed of consolidation being filed with the County. This Resolution would only undo the creation of Lot 6.02. Lot 6.01 would still remain and be exempted out of preservation. Robert Duus made a motion to approve the Resolution which motion was seconded by Thomas Buzby and adopted unanimously.

There being no further comment and business before the Board, Thomas Buzby made a motion to adjourn the meeting. This motion was seconded by Robert Duus and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board