

**Upper Pittsgrove Township
Land Use Board Minutes
August 17, 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, William Gantz, Jack Cimprich, David Zeck, Jr. and Linda Stephens.

Also present was: Arthur J. MacDonald, Jr., Board Solicitor, J. Michael Fralinger, Jr., Board Engineer, Paul DeVivo, Patrick Decker, Ronald and Sharon Hitchner, and Krissy DeFrehn, Recorder.

Business to come before the Board:

1. Minutes from June 15, 2017
2. Resolutions –
Dean Risley
Paul DeVivo
3. Paul DeVivo

1. Minutes –

A motion to approve the minutes from the June 15, 2017 meeting was made by Jack Cimprich. This motion was seconded by David Zeck and adopted unanimously.

2. Resolutions -

Jack Cimprich made a motion to adopt the resolution for Paul DeVivo that had been previously mailed to all members. This motion was seconded by Glenn Myers and adopted unanimously.

Jack Cimprich made a motion to adopt the resolution for Dean Risley that had been previously mailed to all members. This motion was seconded by Glenn Myers and adopted unanimously.

3. Paul DeVivo – Block 62 Lot 9

Board Chairman, John Coombs opened the hearing for Paul DeVivo. This application had been deemed incomplete at the June 15, 2017 meeting. Mr. DeVivo was requesting Minor Subdivision approval for the creation of one new lot, which had been excepted out during the Farmland Preservation process, and related variance. Board Engineer, J. Michael Fralinger, Jr. commented on his review letter dated August 15, 2017. Waivers being requested for completeness are Checklist “A” – Item #10 and Checklist “D” Item #14 providing a Letter of Interpretation. 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 waivers requested and to deem this application complete. This motion was seconded by David Zeck and adopted unanimously. The Board Engineer moved onto the Technical Review portion of his comments. He stated that a Bulk Variance is required for area. The Board Secretary commented that a letter had arrived from NJDOT stating that they had no requirements at this time for the new lot. The Board Chairman opened the hearing to the public for comment. There being none, the Board Chairman closed the hearing to the public. Glenn Myers made a motion to grant Minor Subdivision with variance and waiver approvals for the creation of one new lot. This motion was seconded by David Zeck and adopted unanimously.

There being no further comment and business before the Board, William Gantz made a motion to adjourn the meeting. This motion was seconded by Jack Cimprich and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board