

**Upper Pittsgrove Township
Land Use Board Minutes
August 21, 2014**

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, Jack Cimprich, Glenn Myers, Ralph Sickler, Edward Meschi, Dale Wilson, Jon Hitchner, and William Gantz.

Also present was: Sarah Walker, Recorder, George G. Rosenberger, Board Solicitor, Sarah Birdsall, Board Planner, Ross Levitsky, Esquire, Arret Dobson, James Clancy and Township visitors.

Business to come before the Board:

1. Minutes from July 17, 2014
2. Dobson Turf Management, LLC – Major Site Plan
3. Resolutions –
Dobson Turf Management
GMH Ventures, LLC
David Zeck

1. Minutes –

A motion to approve the minutes from the July 17, 2014 meeting was made by Robert Duus. This motion was seconded by Dale Wilson and adopted unanimously.

2. Resolutions –

Robert Duus made a motion to adopt the resolution for Dobson Turf Management, LLC that had been previously mailed to all members. This motion was seconded by Ralph Sickler. All those who voted in favor of the approval of this application voted in favor of the Resolution.

Ralph Sickler made a motion to adopt the resolution for GMH Ventures, LLC that had been previously mailed to members. This motion was seconded by Dale Wilson. All those who voted in favor of the denial of this application voted in favor of the Resolution.

Ralph Sickler made a motion to adopt the resolution for David Zeck, Jr. that had been previously mailed to all members. This motion was seconded by Dale Wilson. All those who voted in favor of the approval of this application voted in favor of the Resolution.

3. Dobson Turf Management – Block 5 Lot 46

The Board Chairman recused himself from acting on this application. Board Vice-Chairman Robert Duus conducted the hearing. This application was for Final Site Plan approval. Preliminary Site Plan approval with variances had been granted at the July 17, 2014 meeting. The applicant was represented by Ross Levitsky, Esquire. James Clancy, the applicant's engineer stated that all conditions cited in the Land Use Board Resolution 9-2014 had been complied with. The Board reviewed the Board Engineer's comment letter dated August 14, 2014 which stated the same and deferred to the Board Planner with regards to the vegetative buffer. The Board Planner, Sarah Birdsall commented on her review letter dated August 18, 2014. Her only concern was that the proposed vegetative buffer did not conform to the Ordinance. The applicant was proposing 4'-6' trees on 25' centers in a zigzag pattern. While the pattern and height of the trees conformed, the plantings were required to be on 15' centers. Mr. Levitsky agreed to revise the landscape plan to conform to the Ordinance. Jon Hitchner made a motion to grant Final Site Plan approval for Dobson Turf Management conditioned upon the modifications to the screening. This motion was seconded by Dale Wilson and adopted unanimously.

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

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board