

**Upper Pittsgrove Township  
Land Use Board Minutes  
September 19, 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, Ralph Sickler, Dale Wilson, Alan Gardner and Linda Buzby.

**Also present was:** George G. Rosenberger, Jr, Board Solicitor, Charles Fralinger, Acting Board Engineer, Sarah Walker, Recorder, Frank Hoerst, Esquire, William Miller, Janet Fithian and Township Visitors.

**Business to come before the Board:**

1. Minutes from July 18, 2013
2. Janet Fithian

**1. Minutes –**

A motion to approve the minutes from the July 18, 2013 meeting was made by Alan Gardner. This motion was seconded by Linda Buzby and adopted unanimously.

**2. Janet Fithian – Block 47 Lot 2**

The Board Chairman opened the hearing for Janet Fithian. Ms. Fithian was represented by Frank Hoerst, Esquire. This application was for a Minor Subdivision to create one new lot. Mr. Hoerst explained that this parcel had been the subject of a previous subdivision which had been abandoned by deed filed June 18, 1993. Mr. Hoerst stated that Ms. Fithian wanted to subdivide a 38.43 acre lot for her daughter. The remaining lot, which contained Ms. Fithian's home would contain 20.79 acres. Charles Fralinger, Acting Board Engineer, commented on the review letter prepared by Stephen Nardelli on September 17, 2013. For completeness three waivers were being requested: from providing a Letter of Interpretation from the New Jersey State Department of Environmental Protection, since a previous delineation had been done and was shown on the plan, from showing contours on the plan and from providing a grading plan. Mr Nardelli had no objections to the Board granting the requested waivers as stated in his letter. After a brief discussion Robert Duus made motion to grant the requested waivers. This motion was seconded by Ralph Sickler and adopted unanimously. Robert Duus made

a motion to deem this application complete, which motion was seconded by Dale Wilson and adopted unanimously. The Board Engineer continued with technical comments. After hearing the comments and noting that Salem County Planning Board approval had been received per technical comment 2, Ralph Sickler made a motion to grant Minor Subdivision approval to Mrs. Fithian. This motion was seconded by Robert Duus 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 William Gantz and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary  
Upper Pittsgrove Township  
Land Use Board