

**Upper Pittsgrove Township  
Land Use Board Minutes  
October 21, 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., Eric Kern and Linda Stephens.

**Also present was:** William Ziegler, Board Solicitor, J. Michael Fralinger, Jr., Board Engineer, Adam Telsey, Esq., Kevin Coombs, Cristina Kramer, John Coombs, Samuel Garrison, and Krissy DeFrehn, Recorder.

**Business to come before the Board:**

1. Minutes from August 17, 2017
2. Kevin Coombs
3. Coombs Properties, LLC
4. Resolutions –  
Paul DeVivo

**1. Minutes –**

A motion to approve the minutes from the August 17, 2017 meeting was made by Glenn Myers. This motion was seconded by David Zeck and adopted unanimously.

**2. Kevin Coombs & Cristina Kramer – Block 79 Lot 1**

Vice-Chairman, William Gantz opened the hearing for Kevin Coombs and Cristina Kramer. Board Chairman John Coombs recused himself from acting on this application. Adam Tesley, Esquire represented Mr. Coombs for this application. Mr. Coombs was requesting Minor Subdivision approval for the creation of one new lot, and related variances. Mr. Tesley explained that it was Mr. Coombs desire to move closer to the family farming operation. He stated that there was an existing center pivot irrigation system and Atlantic City Electric easement on Lot 1 and due to this Mr. Coombs was

requesting the variance to permit the creation of 100' wide strip back. Mr. Coombs explained that he wanted to build a single family dwelling back along the edge of a wooded area. This ground was not being utilized as farm ground. He was requesting relief from the required three hundred foot of frontage for these previous stated reasons. Board Engineer, J. Michael Fralinger, Jr. commented on his review letter dated October 17, 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, and finally from Checklist "I" Item #9 Wetland info. Jack Cimprich made a motion to grant the waivers requested and to deem this application complete. This motion was seconded by Glenn Myers and adopted unanimously. The Board Engineer moved onto the Technical Review portion of his comments. He stated that a Bulk Variance is required for the frontage where 300 feet was required and only 100 feet was being proposed. Mr. Fralinger also stated that the deed should be reviewed to ensure there were no restrictions placed with regards to the utility easement. As a condition of approval cornets markers must be set, legal descriptions reviewed, and the applications needs Salem County Planning Board approval. The Vice-Board Chairman opened the hearing to the public for comment. Mr. Samuel Garrison addressed the Board and spoke in favor of the application. There being no further comment from the public, the Vice-Board Chairman closed the hearing to the public. Eric Kern 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.

### **3. Coombs Farm, LLC – Block 79 Lots 14 & 16**

The Board Solicitor addressed the Board regarding this application. Mr. Ziegler stated that this Minor Subdivision/Lot Line Adjustment can be considered an Agricultural Subdivision. No hearing was necessary and the plan could be approved as submitted. David Zeck made a motion to approve the plan. This motion was seconded by Eric Kern and adopted unanimously.

### **4. 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 David Zeck and adopted unanimously.

Board Solicitor, William Ziegler, explained to the Board that Rocco Tedesco, representing WaWa, Inc. had requested two one-year approvals for the application approved in 2008. The application had been protected under the permit extension act which has now expired. Jack Cimprich made a motion to grant the requested extensions. This motion was seconded by Glenn Myers and adopted unanimously.

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

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board