

3. Julee Rudolph – Block 62 Lots 16 & 17

Board Chairman John Coombs opened the hearing for Julee Rudolph. Board member Ralph Sickler recused himself from acting on this application. This application was for a Minor Subdivision to create one new lot taking land from both Lot 16 and Lot 17. Ms. Rudolph was represented by Howard Melnicove, Esquire. Mr. Melnicove explained the application to create one new lot surrounding an existing home. This would correct a zoning nonconformity of two single family dwellings on one property. He continued that part of Lot 17 was in Pilesgrove, and an application before the Pilesgrove Planning Board received Completeness on November 16, 2011. The lot being created would be conforming for area and frontage. Stephen J. Nardelli, Board Engineer, commented on his review letter dated November 15, 2011. Waivers being requested were from providing; a Letter of Interpretation from the Department of Environmental Protection, 2 foot contours, and a grading plan, since the new lot was already developed. Lot 16 would contain 40 plus acres after the subdivision, and Lot 17 would contain 16 acres. The new lot would meet all minimum standards, having 6 acres and 300 feet of frontage. Thomas Buzby made a motion to deem this application complete and grant the requested waivers. This motion was seconded by Sarah Tarpine-Smith and adopted unanimously. After a brief discussion Thomas Buzby made a motion to grant the subdivision for the creation of one new lot. This motion was seconded by Dale Wilson and adopted unanimously.

4. Resolution -

Ralph Sickler made a motion to adopt the resolution for Joseph and Phyllis Newkirk that had been previously mailed to all members. This motion was seconded by Edward Meschi. All those who voted in favor of the approval of this application voted in favor of the Resolution.

Board Engineer, Stephen Nardelli, presented a letter from Uplat, LLC requesting site plan changes to the existing approval for Major Subdivision. On behalf of Uplat, General manager Fred Altimore, requested the Board grant relief from providing the chain link fence around the retention basin since it was under two foot in depth. He also requested relief from the planting of shade trees on each lot. After a brief discussion Thomas Buzby made a motion to grant the requested relief from the fencing around the basin due to its depth, but felt that to keep the character of the wooded development to continue to require the planting of the shade trees. This motion was seconded by Dale Wilson and adopted unanimously.

There being no further comment and business before the Board, Ralph Sickler 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