

**Upper Pittsgrove Township
Land Use Board Minutes
December 20, 2012**

TO: Township Committee
Land Use Board Members

Alan Newkirk, 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, Jack Cimprich, Edward Meschi, Glenn Myers, Thomas Buzby, Ralph Sickler, Dale Wilson, Alan Gardner, C. Eric Kern, William Gantz, Jon Hitchner and Linda Buzby.

Also present was: George G. Rosenberger, Jr., Board Solicitor, Stephen Nardelli, Board Engineer, Michael Fralinger, Esquire, Wayne Johnson and Township Visitors.

Business to come before the Board:

1. Minutes from March 15, 2012
2. Christ Community Baptist Tabernacle, Inc.
3. Resolutions –
Walter Downer
Paul Harding

1. Minutes –

A motion to approve the minutes from the March 15, 2012 meeting was made by Dale Wilson. This motion was seconded by Edward Meschi and adopted unanimously.

2. Christ Community Baptist Tabernacle, Inc. – Block 5 lot 40

Board Chairman John Coombs opened the hearing for Christ Community Baptist Tabernacle, Inc. Christ Community was represented by Michael Fralinger, Esquire. This application was for completeness, as well as, preliminary and final Major Site plan approval. Mr. Fralinger explained that in 2001 the applicant had received approval for a 5,400 square foot assembly hall which has since lapsed. The applicant now wants to construct a 6,000 square foot assembly hall along with the additional required parking, lighting and stormwater basin. Mr. Fralinger stated that they were proposing 47 parking

spaces which exceeded the required number of spaces. The existing building was 32 feet from the property line and the assembly hall would maintain that setback, where 40 feet is required. It would appear that bulk variances would be required for existing non-conforming setbacks. Mr. Rosenberger determined that the notice provided by the applicant did give adequate notice for any variance that might be required. Due to the additional impervious coverage, the applicant was proposing a stormwater basin to the rear of the property. Mr. Fralinger continued that only two trees were proposed for removal with this particular plan. Board Engineer, Stephen Nardelli reviewed his completeness comments dated December 17, 2012. The applicant was requesting waivers from the following items per Checklist "C": #4 – names of all adjoining property owners be on the plan, #6-dimensions of existing buildings, #10-location of all existing trees or tree masses, indicating general size and species, #17-requires vertical datum to be based on USGS datum, #22- and #23 require cross sections and profiles of streets and plan/profiles of utilities, #24 requires the results of all permeation tests for on-site sewage disposal system to be shown on plan, #27 requires the identification of all abutting land that is assessed as qualified farmland and the location of a 200 foot agricultural buffer, C-Traffic Analysis and D Environmental Impact Statement. The Board discussed the imposition of an agricultural buffer, but were willing to reduce it down to the required setback of 40 feet since there was no farming activity occurring next door, just woodland management. After some discussion Thomas Buzby made a motion to grant the requested waivers. This motion was seconded by Ralph Sickler and adopted unanimously. Mr. Nardelli continued with his technical comments. Mr. Fralinger addressed those comments. They would add one additional building light, the addition of concrete car stops for each stall that faces the building, and two additional signs for traffic flow as well as painted directional arrows to the plan. The applicant was requesting a waiver from a designated loading area since the Church did not utilize this type of service. Wayne Johnson, engineer for the applicant addresses the comments on the slope of the handicap parking and stated he would go back and revise the plan. Mr. Nardelli continued with the proposed infiltration/detention basin. The proposed depth was 3.71 feet. At this depth a four-foot fence was required around the basin. After a brief discussion Mr. Fralinger stated that the basin would be redesigned to lower the depth to three foot. The Board was willing to grant a waiver from the side yard setback for the basin. The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against this application, the Chairman closed the hearing to the public for comment. Church trustee David Koering stated that all the testimony given by Mr. Fralinger was true and that all proposed waivers and requirements were acceptable. Thomas Buzby made a motion to grant Preliminary and Final Major Site Plan approval with the requested waivers as well as bulk variance approval. This motion was seconded by Dale Wilson and adopted unanimously.

3. Resolutions -

Dale Wilson made a motion to adopt the resolution for Paul Harding 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.

Dale Wilson made a motion to adopt the resolution for Walter Downer 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.

There being no further comment and business before the Board, Thomas Buzby 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