

**Upper Pittsgrove Township  
Land Use Board Minutes  
August 16, 2018**

**TO:** Township Committee  
Land Use Board Members

Linda R. Stephens, 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 John Coombs 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, William Gantz, Jack Cimprich, Edward Meschi, Glenn Myers and Linda Stephens.

**Also present was:** Adam I Telsey, Board Solicitor, Stephen J. Nardelli, Board Engineer, and Krissy DeFrehn, Recorder.

**Business to come before the Board:**

1. Minutes from June 21, 2018
2. Bancroft NeuroHealth
3. Resolution –  
Robert & Sandra McCracken

**1. Minutes –**

A motion to approve the minutes from the June 21, 2018 meeting was made by William Gantz. This motion was seconded by Glenn Myers and adopted unanimously.

**2. Bancroft NeuroHealth – Block 29 Lot 4 – 6 Commissioners Pike**

The Board Chairman opened the hearing for Bancroft NeuroHealth. William Hyland, Esquire represented Bancroft NeuroHealth for this application. Mr. Hyland explained that Bancroft was seeking Use Variance approval with a waiver request from providing a full site plan to place a trailer on the campus to be utilized by employees as a break room. Bancroft had received a grant that would enable them to purchase this from the County of Salem under Health & Wellness. The trailer would be approximately six hundred (600) square feet, screened, mounted and connected to existing utilities. Mr.

Hyland stated that no trees would be removed to do this. Mark Alessandrini, Director of Construction/Property Acquisition for Bancroft stated that there was existing parking to the rear of the proposed area for the trailer; therefore no additional parking would be required. Shaelynn Lattie, Resident Director explains why they feel the trailer is necessary. The purpose is to give the employees an exercise area of their own and to provide a place for the employees to have a break, hold training and staff meetings. It will not be set up for sleeping. However it will contain a shower and kitchenette. These are things the employees do not currently have. Board Engineer, Stephen Nardelli commented, as to completeness, from the review letter dated August 13, 2018. He stated that Bancroft was seeking waivers from Item #10 - Checklist "A", and #7-#9 - Checklist "I", all pertaining to Wetlands information. Glenn Myers made a motion to grant the requested waivers and to deem this application complete. This motion was seconded by David Zeck, Jr. and adopted unanimously. Mr. Nardelli continued with the comments for technical review. Mr. Hyland agreed to provide an as-built drawing of the trailer area. The Board Chairman opened the hearing to the public for comment. Lynn Miller commented that he was opposed to the trailer. He felt that the trailer would not be aesthetically pleasing or architecturally compatible with the other buildings on the campus. There being no further comments from the public, the Board Chairman closed the hearing to the public for comment. Mr. Hyland went on to state that this trailer would be custom designed to fit in with the character of the campus. He was willing to submit the proposed design if necessary. Glenn Myers stated that he felt that Bancroft NeuroHealth would be a good judge as to what fit on their campus. Glenn Myers made a motion to grant the requested Use Variance to place the trailer on the campus and to waive providing a full site plan. This motion was seconded by William Gantz and adopted upon a call of the roll. Ayes: Gantz, Myers, Stephens, Zeck, Coombs. Nays: None.

### **3. Resolution -**

William Gantz made a motion to adopt the resolution for Robert and Sandra McCracken that was reviewed at the meeting. This motion was seconded by Glenn Myers and adopted unanimously.

There being no further comment and business before the Board, Glenn Myers made a motion to adjourn the meeting. This motion was seconded by David Zeck and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board