

**Upper Pittsgrove Township
Land Use Board Minutes
April 21, 2011**

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 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, Jack Cimprich, Glenn Myers, Edward Meschi, Ralph Sickler, Alan Gardner, Eric Kern, William Gantz, and Linda Buzby.

Also present was: Stephen J. Nardelli, Board Engineer, Sarah Birdsall, Planner, Gary and Shirley Hitchner, Ross Levitsky, Esquire.

Business to come before the Board:

1. Minutes from March 17, 2011
2. Gary & Shirley Hitchner
3. Resolution -
Kenneth & Barbara Lange

1. Minutes –

A motion to approve the minutes from the March 17, 2011 meeting was made by Robert Duus. This motion was seconded by Glenn Myers and adopted unanimously.

2. Gary and Shirley Hitchner – Block 65 Lots 1 & 26

Board Chairman John Coombs opened the completeness hearing for Gary and Shirley Hitchner. Mr. and Mrs. Hitchner were represented by Ross Levitsky. This application was a Minor Subdivision lot line adjustment. Bulk Variances may be required and would be presented at the public hearing. Mr. Levitsky stated that the farm in both Upper Pittsgrove and Pilesgrove was farmland preserved and the Hitchners were exempting out one lot in Upper Pittsgrove and three lots in Pilesgrove for their children. Board Engineer, Stephen Nardelli, commented on his Completeness review letter dated April 14, 2011. The waivers requested were as follows: from providing a Letter of

Interpretation from DEP, from providing the 50% wetlands calculation, from providing 2 foot contours, and from providing a grading plan. Mr. Nardelli stated that there would be no detriment to granting the requested waivers based on the following: a statement by the surveyor was placed on the plan regarding the wetlands, 10 foot contours had been provided, and, since the lot was already developed with a single family dwelling and farm buildings, no new construction was proposed that would require wetlands calculations or grading plan. Robert Duus made a motion to deem this application complete and to grant the requested waivers. This motion was seconded by Ralph Sickler and adopted unanimously.

3. Kenneth and Barbara Lange -

Robert Duus made a motion to adopt the resolution for Kenneth and Barbara Lange that had been previously mailed to all members. This motion was seconded by Glenn Myers. 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, Robert Duus made a motion to adjourn the meeting. This motion was seconded by Alan Gardner and adopted unanimously.

Respectfully submitted,

Linda Buzby, Secretary
Upper Pittsgrove Township
Land Use Board