

**Upper Pittsgrove Township  
Land Use Board Minutes  
May 19, 2022**

**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 Vice-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:** William Gantz, Edward Meschi, Thomas Buzby, Ralph Sickler, David Zeck, Jr., Benjamin Wilson, Kevin Bishop, Tyler Bill and Linda Stephens.

**Also present were:** Adam I. Telsey, Board Solicitor, Steven English, Karen Ledden, Recorder, and Township Visitors.

**Business to come before the Board:**

1. Minutes from April 21, 2022
2. Oath of Office
3. Estate of Lois English
4. Resolution -  
    Johnsons Landscaping, LLC

**1. Minutes –**

A motion to approve the minutes from the April 21, 2022 meeting was made by Ralph Sickler. This motion was seconded by David Zeck and adopted unanimously.

**2. Oath of Office –**

The Oath of Office was administered by Board Solicitor Adam Telsey to Tyler Bill – Alternate #2.

**3. Estate of Lois English – Block 78 Lot 6 – 386 Shirley Road**

The Board Vice-Chairman opened the hearing for the Estate of Lois English. Steven English spoke on behalf of the Estate. Mr. English explained that it was he and his brother’s wish to divide of the farmhouse from the balance of the farm ground. He was creating a 3 acre lot where 6 acres where required. This was to keep more ground with the farm based on the configuration of 2 center-pivots located on the farm. The

Board reviewed a letter, dated May 17<sup>th</sup>, 2022, from the Board Engineer, Stephen Nardelli as to completeness. Thomas Buzby made a motion to deem the application complete. This motion was seconded by Ralph Sickler and adopted unanimously. They then reviewed Mr. Nardelli's letter as to the Technical comments.

Mr. English continued. They are planning to sell the house and 3 acres and keep the remaining farm ground. When the Estate is all settled they wish to place the remaining 111 acres into the Farmland Preservation Program. Currently Kristin Hitchner Coleman farms the ground and her family's farm, which abuts his parent's farm. The Vice-Chairman opened the hearing to the public for comment. Kristin Coleman spoke in favor of the application. She stated that approving the creation of a smaller lot makes farming the remaining acres easier and minimizes the impact of the center pivot to the east. The pivot to the left side is not impacted. Veronica Merriel spoke in favor of the creation of the 3 acre lot. If you created the lot by Ordinance too much ground would be removed from the farming activity, and both center pivots would not operate to their fullest. There being no one else present, the Vice Chairman closed the hearing to the public for comment.

Board discussed the benefits and deficits of approving the 3-acre lot instead of requiring the 6 acre lot as the Ordinance requires. Mr. Buzby felt that the creation of the smaller lot was a valid request given the specific nature of its configuration and impact on the ability to continue to farm the remaining ground. They were concerned that the remaining ground could be developed to its fullest. Mr. English stated that he would be willing to deed restrict the remaining 111 acres from further development as it was his intent to preserve it. The Board felt that this was a reasonable restriction. Mr. English stated that they were also requesting a Bulk Variance from the front yard setback requirement of 50 feet as the existing farm house was 44 feet. After a brief discussion Thomas Buzby made a motion to grant Minor Subdivision approval, to waive the Agricultural Buffer on the basis that it would take too much area out of useable farm ground, and granting the Bulk Variance, acknowledging the existing condition that the farmhouse was only 44 feet from the front right-of-way. This motion was seconded by Ralph Sickler and adopted unanimously.

#### **4.Resolution –**

Ralph Sickler made a motion to adopt the resolution for Johnsons Landscape, LLC that was emailed to all Board members eligible to vote on it. This motion was seconded by Thomas Buzby and adopted unanimously.

There being no further comment and business before the Board, Thomas Buzby made a motion to adjourn the meeting. This motion was seconded by Kevin Bishop and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board