

**Upper Pittsgrove Township
Land Use Board Minutes
January 18, 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 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, Edward Meschi, Thomas Buzby, Glenn Myers, William Gantz, Eric Kern and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, J. Michael Fralinger, Board Engineer, Michael Scollan Sr., Mason Scollan, Phil Yurgin, James Clancy and township visitors.

Business to come before the Board:

1. Reorganization
2. Minutes from December 21, 2017
3. Michael A. Scollan, Sr.
4. Phil Yurgin
5. Resolutions –
Gala Farms, LLC

1. Reorganization -

The Township Clerk, Linda Stephens, administered the Oath of Office to the following Board members: Class I- Jack Cimprich (1 year term), Class II – Linda Buzby (1 year term), Class III – Edward Meschi (1 year term), Class IV – Full member – (4 year term), C. Glenn Myers (4 year term), and George Cassaday (Alternate 2 year term). The Secretary then opened the nominations for Board Chairman. Thomas Buzby made a motion to nominate John Coombs as Board Chairman for the 2018 year. This motion was seconded by Glenn Myers. Thomas Buzby made a motion to close the nominations for Board Chairman. This motion was seconded by Edward Meschi and adopted

unanimously. The Board voted unanimously for John Coombs as Board Chairman. The Board Chairman opened the nominations for Vice-Chairman. David Zeck made a motion to nominate William Gantz as Vice-Chairman for the 2018 year. This motion was seconded by Thomas Buzby. Thomas Buzby made a motion to close the nominations for Vice-Chairman. This motion was seconded by Edward Meschi and adopted unanimously. The Board voted unanimously for William Gantz as Vice-Chairman. Thomas Buzby made a motion to adopt Resolution 1-2018 that designates the third Thursday of every month as regular meeting nights at 7:30PM and the second Thursday of every month as workshop meeting nights, if needed, where actions may or may not be taken at 7:00PM as well as designates *South Jersey Times* as the official newspaper of the Land Use Board and to designate *The Elmer Times* as the alternate. This motion was seconded by David Zeck and adopted unanimously. David Zeck made a motion to adopt Resolution 2-2018 appointing Adam I. Telsey as the Board Solicitor for the 2018 year, J. Michael Fralinger, Jr., Fralinger Engineering, PA, as Board Engineer for the 2018 year and Stephen J. Nardelli, Fralinger Engineering as Planner for the 2018 year. This motion was seconded by Thomas Buzby and adopted unanimously.

2. Minutes –

A motion to approve the minutes from the December 21, 2017 meeting was made by Thomas Buzby. This motion was seconded by Eric Kern and adopted unanimously.

3. Michael A. Scollan, Sr. – Block 28 Lot 6 – 327 Swedesboro Road

The Board Chairman opened the hearing for Michael A. Scollan, Sr. Board member Edward Mecshi recused himself from acting on this application. Mr. Scollan was seeking Use Variance approval to operate a light/medium truck repair service, as well as a waiver from providing a site plan. Mr. Scollan explained to the Board that he currently ran the business from this site. Mr. Scollan explained that the hours of operation were 8AM to 6PM Monday –Friday and 8AM-12PM on Saturdays. All trucks had access to a turn-around area on the property therefore there would be no backing in or out of the existing driveway. Employees would be only his son and himself. There would be no more than five to six vehicles on the property at a time for repair. The Board Chairman opened the hearing to the public for comment. Wayne Eackart was present to make a few requests. Mr. Eachert requested that a trash dumpster located near his property line be relocated closer to the building. He asked to know what size exactly these trucks would be. Mr. Scollan responded up 54,000 pounds. There being no one else speaking either for or against the application, the Board Chairman closed the hearing to the public for comment. Thomas Buzby asked the exact size of the lot. Mr. Scollan stated 1.45 acres. Thomas Buzby requested that Mr. Scollan a revised plan showing designated parking spaces, the new location for the trash container, the distance of all existing buildings to the property lines. It was also noted the driveway must be at least 10 feet from all property lines. Mr. Scollan agreed to comply. Board Solicitor, Adam Telsey summarized the variance necessary for this application. Thomas Buzby made a motion to deem this application complete and to grant all the requested waivers. This motion was seconded by David Zeck and adopted unanimously. Thomas Buzby made a motion to grant the Use Variance with the conditions previously stated. This motion was seconded

by Glenn Myers and adopted upon a call of the roll. Ayes: Thomas Buzby, Glenn Myers, John Coombs, David Zeck, Eric Kern, William Gantz, and Linda Stephens. Nays: None

4. Phil Yurgin – Block 34 Lot 24 – 440 Route 77

The Board Chairman opened the hearing for Phil Yurgin. Edward Meschi recused himself from acting on this application. Mr. Yurgin was represented by Gary Lamano, Esq. Mr. Lamano explained the nature of the application for a Use Variance and Major Site Plan approval. The current manufacturing business was storing materials and fitting their finished truck bodies outside due to limited building space. Mr. Yurgin wished to construct a large addition to the existing building to store materials, product and vehicles inside. Board Engineer, J. Michael Fralinger commented on his review letter dated January 18, 2018 for completeness. The applicants was seeking waivers from the following: Checklist “A”- Item #10, Checklist “C” – Item #18, and Checklist “I” – Item #9 – Letter of Interpretation from DEP. The applicant’s engineer stated that there were no wetlands present. Additional waivers were requested for Checklist “C” - Items #15-#21, Item #22, and Items C, D, E. Item #8 they would comply with and show the site triangle on the plan. Thomas Buzby made a motion to deem this application complete. This motion was seconded by William Gantz and adopted unanimously. Mr. Clancy, Engineer for the applicant explained the Use Variance. Manufacturing was not permitted in the HB-Highway Business zone. The applicant wanted to move the entire operations indoors. The granting of the variance would enable him to build the addition that would accommodate this activity. Mr. Clancy stated that the use would be less intensive than the previous, permitted use. He continued that there would be no more than six employees. The proposed hours of operation are 8AM until 4PM Monday –Friday. The Board Engineer continued with the technical portion of his letter. The applicant’s engineer stated they would show the lighting on the addition from Comment #8 and use river rock for the drainage swale in Comment #9. They agreed to comply with comments #2 – will show required number of parking spaces, #3-ADA parking, #4 - show stone and paved area details on the plan, #5 – concrete pad detail, #6 – copy of the outbound survey, #7 – the applicant’s engineer clarified the block wall by new addition, and #10 – DOT permit, or “Letter of No Interest”. They were seeking waivers from #11-#15. The Board Chairman opened the hearing to the public for comment. There being no one speaking either for or against this application, he closed the hearing to the public. Thomas Buzby requested that the split rail fence be extended the entire length of the property. The applicant agreed. The Board Engineer questioned Mr. Clancy as to any drainage calculations that may have been. Mr. Clancy stated none had been done. To address the Board’s concern regarding drainage, the applicant will install side gutters to direct runoff towards the back of the property. Thomas Buzby made a motion to grant the Use Variance and Preliminary and Final Site Plan with the requested conditions. This motion was seconded by David Zeck and adopted upon a call of the roll. Ayes: Buzby, Myers, Zeck, Gantz, Coombs, Kern, and Stephens Nays: None

Thomas Buzby made a motion to adopt the resolution for Gala Farms, LLC that had been previously mailed to all members. This motion was seconded by David Zeck 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 David Zeck and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board