

**Upper Pittsgrove Township
Land Use Board Minutes
November 19, 2020**

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 by teleconference on the above date. The meeting was called to order at 7:30 P.M. by the 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, William Gantz, Jack Cimprich, Edward Meschi, David Zeck, Ralph Sickler and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, Stephen Nardelli, Board Engineer, Adam Kohn, and Michael Mathis.

Business to come before the Board:

- 1. Minutes from August 20, 2020**
- 2. Adam Kohn**
- 3. Michael Mathis**

1. Minutes –

A motion to approve the minutes from the August 20, 2020 meeting was made by Jack Cimprich. This motion was seconded by Edward Meschi and adopted unanimously.

2. Adam Kohn – Block 48 Lots 3 & 4 – 177 Pine Tavern Road/30 Burlington Road

The Board Chairman opened the hearing for Adam Kohn. Mr. Kohn explained that this application was for a Minor Subdivision Lot Line Adjustment with a Bulk Variance request for lot area. He explained that they were proposing adjusting approximately one acre of area from Lot 4 to Lot 3. The Bulk Variance was being requested because Lot 3 would still be non-conforming since it did not have the required six acres. Board Engineer, Stephen Nardelli, commented on Completeness from his review letter dated November 16, 2020. Waivers being requested were Checklist “A”-Item #10 – Letter of Interpretation from the Department of Environmental Protection. Since both lots were already developed a waiver could be granted. Additional waivers were being requested from Checklist “D” – Item C4 – Providing a 200’ List. This had been submitted as part of the application, just not depicted on the Subdivision Plan, C14

– same as Item #10, C16 – Contours, C17 – Grading Plan. Again Mr. Nardelli had no objection to the granting of these waivers since both lots are developed. Ralph Sickler made a motion to deem the application complete. This motion was seconded by David Zeck, Jr. and adopted unanimously. Mr. Nardelli gave the Technical comments from his review letter. A waiver would need to be considered for providing the 100 foot Agricultural Buffer. He stated that Salem County Planning Board approval would be required, Legal Descriptions would need to be submitted, as well as Deeds for professional review. The Board Chairman opened the hearing to the public for comment. There were no members from the public on the teleconference. The Board Chairman closed the hearing to the public for comment. Jack Cimprich made a motion to grant the Minor Subdivision Lot Line Adjustment and Bulk Variance for the lot area, along with the waiver from providing the 100 foot ag buffer. This motion was seconded by Ralph Sickler and adopted unanimously.

3. Matthew Mathis – Block 56 Lots 13 & 14 – 128 Jefferson Road

The Board Chairman opened the hearing for Michael Mathis. Mr. Mathis explained that he was seeking Minor Subdivision Lot Line adjustment with Bulk Variance approvals. He was proposing to move the rear yard line further away from the back of his dwelling, which would now include two out buildings and incorporate the pool which the lot line had previous bisected. The two lots would no longer share a common driveway. Board Engineer, Stephen Nardelli commented as to Completeness from n his review letter dated October 22, 2020. Waivers being requested were Checklist “A”-Item #10 – Letter of Interpretation from the Department of Environmental Protection. Since both lots were already developed a waiver could be granted. Additional waivers were being requested from Checklist “D” – Item C14 – same as Item #10, C16 – Contours, C17 – Grading Plan. Again Mr. Nardelli had no objection to the granting of these waivers since both lots are developed. Ralph Sickler made a motion to deem the application complete. This motion was seconded by Edward Meschi and adopted unanimously. Mr. Nardelli continued with the Technical comments from his review letter. He stated that Salem County Planning Board approval would be required, Legal Descriptions would need to be submitted, as well as Deeds for professional review. The Board Chairman opened the hearing to the public for comment. There were no members from the public on the teleconference. The Board Chairman closed the hearing to the public for comment. Ralph Sickler made a motion to grant the Minor Subdivision Lot Line Adjustment and Bulk Variances. This motion was seconded by Jack Cimprich and adopted unanimously.

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

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board