

**Upper Pittsgrove Township  
Land Use Board Minutes  
August 15, 2019**

**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, Jack Cimprich, Edward Meschi, Thomas Buzby, William Gantz, David Zeck, Jr., Glenn Myers and Linda Stephens.

**Also present was:** Adam Telsey, Esq., Board Solicitor, Dale Taylor, Esq., James Clancy, and Krissy DeFrehn, Recorder.

**Business to come before the Board:**

1. Minutes from July 18, 2019
2. Lee M. Fox, Inc.
3. **Resolutions –**  
David Price  
Thomas Buzby

**1. Minutes –**

A motion to approve the minutes from the July 18, 2019 meeting was made by Thomas Buzby. This motion was seconded by Ralph Sickler and adopted unanimously.

**2. Lee M. Fox, LLC. – Block 2 Lot 40.01 – Three Bridge Road**

The Board Chairman opened the hearing for Lee M. Fox, Inc. Mr. Fox received Use Variance approval at the May meeting. Board members Jack Cimprich and Edward Meschi recused themselves from acting on this application. This application was for Site Plan approval. Mr. Fox was represented by Dale Taylor, Esq. for this application. Mr. Fox was not present for this application. James Clancy, the applicant’s Engineer explained the site plan. Board Engineer, Stephen Nardelli commented on his completeness review letter dated August 8, 2019. The applicant was requesting the following waivers: Checklist “C” – Item #10 location of trees and tree masses, Item #15 Landscaping and buffering plan, Item #20 plans, designs details and calculations for storm drainage facilities, Item #22 cross-sections and centerline profile of existing and

proposed streets, Item #23 preliminary plans and profiles of utility layouts, Item #24 results of soil testing for on-site septic system, Item #25 size, type, location and design of all proposed signs and Item “E” Environmental Impact Statement. Mr. Nardelli had no objection to granting the requested waivers and deeming the application complete. Thomas Buzby mad a motion to deem this application complete. This motion was seconded by Glenn Myers and adopted unanimously.

Mr. Nardelli continued with the Technical comments from his letter. Mr. Clancy stated that the applicant would comply with 1. 6 inch dense graded aggregate with 2 inch thick 3.4 inch crushed stone, 2. the driveway closest the intersection will be closed and the westerly driveway will become two-way, 3. Cypress shrubs will be planted along the Three Bridge Road frontage, as a buffer for Lot 40 and along the Lot 41 property line, 4. Lighting, as proposed, conforms, 5. Since there is no major development, it is not subject to the Stormwater ordinance, 6. The hours of operation will be corrected on the plan, 7. The applicant was requesting a 4 foot by 6 foot sign - 6 foot high. Finally the plan showed a split rail fence along the Route 40 frontage to prohibit access to the property. After a brief discussion it was agreed that the applicant would plant shrubbery in place of the fence.

The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against this application, the Board Chairman closed the public comment portion of the hearing.

Thomas Buzby made a motion to grant preliminary and final site plan approval, permitting a 4 foot by 6 foot sign, and conditioned upon the submission of a revised plan. This motion was seconded by David Zeck and adopted unanimously.

### **3. Resolutions –**

David Zeck made a motion to adopt the resolution for David Price that had been previously mailed to all members. This motion was seconded by Linda Stephens and adopted unanimously.

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

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

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board