

**Upper Pittsgrove Township  
Land Use Board Minutes  
May 16, 2024**

**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 the Secretary 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, Thomas Buzby, Edward Meschi, Ralph Sickler, David Zeck, Jr., George Cassaday, Benjamin Wilson, Tyler Bill, Kevin Coombs, Michael Foote, and Linda Stephens.

**Also present was:** Adam Telsey, Esquire, Stephen J. Nardelli, Engineer, Sara O’Connor and Dylan Stracke, Esquire.

**Business to come before the Board:**

1. Minutes March 21, 2024
2. Sojo, LLC
3. Tyler Bill
4. Resolution

**1. Minutes –**

A motion to approve the minutes from the March 21, 2024 meeting was made by David Zeck. This motion was seconded by Thomas Buzby and adopted unanimously.

**2. Sojo, LLC – Block 56 Lot 16**

The Board Chairman opened the hearing for Sojo, LLC. The applicant was represented by Dylan Stracke, Esquire. Board Engineer, Steven Nardelli commented on his review letter dated May 7, 2024 as to completeness. Thomas Buzby made a motion to deem the application complete and to waive Checklist “A”-Item #10. This motion was seconded by Ralph Sickler and adopted unanimously. Mr. Stracke explained that the applicant was requesting approval to install a deck along the front of the existing dwelling 10.5’ wide, the length of the dwelling. The dwelling was 4.4’ from the edge of the road right-of-way. The applicant was seeking relief to locate the deck 6’ into the right-of-way. Ms. O’Connor stated that she spoke with her neighbors, who did not object to the deck’s location and looked at the utility lines, none were located in the right-of-

way. Edward Meschi asked the applicant if the dwelling would continue to be a single-family dwelling. Ms. O'Connor stated yes it would. Mr. Stracke continued that it was the main access point to the dwelling built around 1900. The Board Chairman asked if the deck was already constructed. The response was yes. Ralph Sickler stated that it would not pass code as currently standing. The Board Chairman opened the hearing up to the public comment. There being no one present speaking either for or against the application, the Board Chairman closed the hearing to the public. Mr. Nardelli stated that relief for the encroachment could not be granted by the Board. Thomas Buzby made to grant the Bulk Variance for Zero (0) front yard setback to locate a deck no wider than 4 feet with the steps coming off the sides and not the front of the deck. This motion was seconded by Ralph Sickler and adopted unanimously.

### **3. Tyler Bill – Block 18 Lots 37, 37.01 & 37.02**

The Board Chairman opened the hearing for Tyler Bill. This application was for a Minor Subdivision Lot Line Adjustment with Bulk Variances for existing accessory structures. The Board Engineer, Stephen Nardelli commented on his review letter dated May 6, 2024. Waivers being requested were for Checklist “A” – Item #10 and Checklist “C” – Item #C14 and Checklist “I” – Item #9 – Letter of Interpretation from DEP, Checklist “D” Item #C5 Agricultural Buffer and Items 16 & 17 Contours and Grading Plan. David Zeck made a motion to deem this application complete and to grant the requested waivers. This motion was seconded by Benjamin Wilson and adopted unanimously. Mr. Bill went on to explain that the proposed subdivision was to adjust farm ground from Lots 37.01 and 37.02 back to the original farm on Lot 37. The Bulk Variances were being requested for structures that previously were conforming, after the line adjustment would not be. The Board Chairman opened the hearing to the public for comment. There being no one present speaking for or against the application the Board Chairman closed the hearing to the public for comment. There was a discussion among the Board members regarding agricultural buffers. Michael Foote made a motion to grant the Minor Subdivision Lot Line Adjustment, Bulk Variances for the five existing accessory structures, and to grant the waiver from having to provide an agricultural buffer. This motion was seconded by George Cassaday and adopted unanimously.

### **4. Resolutions –**

Thomas Buzby made a motion to adopt the Resolution for Jordan Meredith that was emailed to all Board members eligible to vote on it. This motion was seconded by Benjamin Wilson and adopted unanimously by those eligible to vote.

There being no further business before the Board Tyler Bill made a motion to adjourn, which motion was seconded by Edward Meschi and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board