

**Upper Pittsgrove Township
Land Use Board Minutes
March 16, 2023**

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 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: Edward Meschi, Jack Cimprich, Thomas Buzby, Ralph Sickler, William Gantz, David Zeck, Jr., Benjamin Wilson, George Cassaday, and Linda Stephens.

Also present were: Adam Telsey, Esquire, Frank Hoerst, Esq., William Thompson, Jason Harrison, Larry Massey, Pete Yarrington and Township Visitors.

Business to come before the Board:

1. Minutes from February 16, 2023
2. Carlton Harvey
3. Layton Road, LLC
4. Jason Harrison
5. Ballingers Mill, LLC
6. Resolution -
Robert & Lorianne Lawyer

1. Minutes –

A motion to approve the minutes from the February 16, 2023 meeting was made by Thomas Buzby. This motion was seconded by Benjamin Wilson and adopted unanimously.

2. Carlton Harvey – Block 61 Lot 36 – 20 Fox’s Mill Road

The Board Solicitor, Adam Telsey advised the public that the application for Carlton Harvey would not be heard. It is being continued until the April 20, 2023 meeting at 7:30pm. No further notice would be given.

3. Layton Road LLC – Block 30 Lots 6.01 & 9

The Board Chairman opened the hearing for Layton Road LLC. Attorney Frank Hoerst was representing the applicant. William Thompson was the applicant's Engineer. Richard Pierson was 100% owner of Layton Road, LLC. The Board Engineer's letter, dated March 14, 2023 was reviewed by the Board as to completeness. It stated the Waivers being requested were as follows: Checklist "A"-Item 10 and Checklist "C"-Items 14-17. Mr. Hoerst gave a brief description of the proposed Minor Subdivision Lot Line Adjustment. No new lots were being created. The subdivision would leave Lot 9 with 101 feet of frontage in Upper Pittsgrove, however it did have 100 feet plus frontage in Pilesgrove. Ralph Sickler made a motion to deem the application complete and to grant the requested waivers. This motion was seconded by Thomas Buzby and adopted unanimously. The Board reviewed the Technical portion of the Board Engineer's letter. After a brief discussion Ralph Sickler made a motion to grant Minor Subdivision Lot Line Adjustment approval. This motion was seconded by Thomas Buzby and adopted unanimously.

4. Jason Harrison – Block 18 Lot11.01

The Board Chairman opened the hearing for Jason Harrison. Board members Edward Meschi and Jack Cimprich recused themselves from participating in this hearing. Mr. Harrison explained that he was seeking Use Variance approval to construct a 33 foot by 64 foot pole building as a workshop. The building would be 27 feet to the peak. This was for his own private use. His property was located in the VB-Village Business Zone and single-family dwellings were not permitted. Mr. Harrison stated that the addition of a pole building, as an accessory use to his single-family dwelling would be consistent with the surrounding properties and therefore was not a detriment to the Master Plan nor to the public. There was no negative impact on the surrounding area since his proposed use was consistent with the uses on other properties. David Zeck made a motion to deem this application complete. This motion was seconded by Ralph Sickler which was adopted unanimously. 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 hearing to the public for comment. Ralph Sickler made a motion to grant Use Variance approval for the construction of a 33 x 64 foot pole building for personal use only. This motion was seconded by Thomas Buzby and adopted upon a call of the roll: Ayes – Sickler, Wilson, Zeck, Buzby, Gantz, Cassaday, Stephens Nays – None.

5. Ballingers Mill LLC – Block 69 Lots 18 & 19

Board Attorney, Adam Telsey explains that this was for an Agricultural Subdivision of land. 12 plus acres is being adjusted from Lot 18 to Lot 19. Both lots are farmland assessed. Thomas Buzby made a motion to approve the Resolution confirming this Lot line adjustment as an Agricultural Subdivision. This motion was seconded by Ralph Sickler and adopted unanimously.

6. Resolutions –

Ralph Sickler made a motion to adopt the Resolution for Robert and Lorianne Lawyer that was emailed to all Board members eligible to vote on it. 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 Kevin Bishop and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board