

**Upper Pittsgrove Township
Land Use Board Minutes
January 18, 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: Edward Meschi, Thomas Buzby, Ralph Sickler, David Zeck, Jr., George Cassaday, Michael Foote, Benjamin Wilson, Kevin Bishop, Tyler Bill and Linda Stephens.

Also present was: Adam Telsey, Esquire.

Business to come before the Board:

1. Reorganization
2. Minutes November 16, 2023
3. WaWa, Inc.
4. Resolutions

1. Reorganization -

The Oath of Office was administered by Board Solicitor Adam Telsey to the following Board members: Class I – Edward Meschi (1-year term), Class II – Linda Stephens (1 year term), Class IV – Full member – Thomas Buzby (4-year term), and Alternates (2-year term), and Tyler Bill (2-year term). The Secretary then opened the nominations for Board Chairman. Thomas Buzby made a motion to nominate William Gantz as Board Chairman for the 2024 year. This motion was seconded by Ralph Sickler. There being no other nominations the Board Secretary closed the nominations for Board Chairman. The Board voted unanimously for William Gantz as Board Chairman. The Secretary opened the nominations for Vice-Chairman. Ralph Sickler made a motion to nominate Thomas Buzby as Vice-Chairman for the 2024 year. This motion was seconded by Benjamin Wilson. There being no other nominations the Board Chairman closed the nominations for Vice-Chairman. The Board voted unanimously for Thomas Buzby as Vice-Chairman. Ralph Sickler made a motion to adopt Resolution 1-2024 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 Kevin Bishop and adopted unanimously. Ralph Sickler made a motion to adopt Resolution 2-2024 appointing Adam I. Telsey as the Board Solicitor for the 2024 year, Stephen J. Nardelli, Fralinger Engineering, PA, as Board Engineer for the 2024 year and Stephen J. Nardelli, Fralinger Engineering as Planner for the 2024 year. This motion was seconded by Kevin Bishop and adopted unanimously.

2. Minutes –

A motion to approve the minutes from the November 16, 2023 meeting was made by Ralph Sickler. This motion was seconded by David Zeck and adopted unanimously.

3. Resolutions –

Ralph Sickler made a motion to adopt the Resolution for Edward Stella Jr. that was emailed to all Board members eligible to vote on it. This motion was seconded by Michael Foote and adopted unanimously by those eligible to vote.

Benjamin Wilson made a motion to adopt the Resolution for Coombs Barnyard, LLC that was emailed to all Board members eligible to vote on it. This motion was seconded by David Zeck and adopted unanimously by those eligible to vote.

5. WaWa, Inc. – Block 56 Lots 1, 3, 4 &5

The Vice-Chairman opened the hearing for WaWa, Inc, Duncan Prime, Esquire, was representing WaWa for this application. After a brief conference with the Board Solicitor and Engineer, Mr. Prime addressed the Board. He stated that it was all the professionals' opinion that the notice was not complete at this time and asked for the hearing to be heard at the February 15, 2024 meeting. New notices will be sent and published.

There being no further comment and business before the Board, George Cassaday made a motion to adjourn the meeting. This motion was seconded by Edward Meschi and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board