

**Upper Pittsgrove Township  
Land Use Board Minutes  
February 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, Kevin Bishop, and Linda Stephens.

**Also present were:** Adam Telsey, Esquire, and Robert and Lorianne Lawyer.

**Business to come before the Board:**

1. Minutes from January 19, 2023
2. Robert & Lorianne Lawyer

**1. Minutes –**

A motion to approve the minutes from the January 19, 2023 meeting was made by Thomas Buzby. This motion was seconded by Benjamin Wilson and adopted unanimously.

**2. Robert & Lorianne Lawyer – Block 61 Lot 31 – 481 Daretown Road**

The Board Chairman opened the hearing for Robert and Lorianne Lawyer. The application was for a Bulk Variance to construct an addition to the existing single-family dwelling. Mrs. Lawyer explained that the existing single-family dwelling was situated too close to the property lines and at an angle. Any addition would be forced even closer to the existing property line. She stated that additional ground was not available to alleviate the necessity for a variance. The location of the septic system limited them to the size of the addition. Board Solicitor, Adam Telsey explained the Bulk Variance relief needed for this application were lot area 6.0 acres required, 1.52 acres provided, 300 feet frontage required, 215 feet existing. The following waivers were being requested from Checklist “A” – Item 10 – Wetland Information, Checklist “I” – Item #9 – Wetland Info and Items #11-#15. Ralph Sickler made a motion to deem this application complete and to grant the requested waivers since the lot was already developed. This motion was

seconded by Thomas Buzby and adopted unanimously. Mrs. Lawyer stated that they would be removing the existing patio to accommodate the addition.

The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against the application the Board Chairman closed the hearing to the public. After a brief discussion regarding existing structures that were located within the setbacks, Thomas Buzby made a motion to grant Bulk Variance approval and acknowledging existing structures as part of the approval: Lot area 1.52 acres where 6 acres is required, Lot frontage 215 feet where 300 feet is required, above ground pool 12.7 feet where 30 feet is required, and two sheds at 24.9 feet, and 25.8 feet respectively where 50 feet is required. The addition was approved to be have a side yard setback of 10.7 feet. This motion was seconded by David Zeck and adopted unanimously.

Board member Thomas Buzby requested a workshop to review new State guidelines and inherently beneficial uses when it comes to commercial solar farms. This would be held in the near future.

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