

**Upper Pittsgrove Township  
Land Use Board Minutes  
February 20, 2025**

**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:** William Gantz, Thomas Buzby, Ralph Sickler, David Zeck, Jr., Michael Foote, Benjamin Wilson, Tyler Bill and Linda Stephens.

**Also present was:** Adam Telsey, Esquire, Bob Mulford, Engineer, Daniel Patterson, Engineer, Stephen Hawk, Planner, Wade Zane, and Micahla Yohe, Recorder.

**Business to come before the Board:**

1. Minutes January 16, 2025
2. 218 Richwood, LLC

**1. Minutes –**

A motion to approve the minutes from the January 16, 2025 meeting was made by Thomas Buzby. This motion was seconded by Benjamin Wilson and adopted unanimously.

**2. 218 Richwood, LLC – Block 18 Lots 13 & 14**

The Board Chairman opened the hearing for 218 Richwood, LLC. Daniel Parenti, Esquire was representing the applicant. Board member David Zeck recused himself from participating in this application. Mr. Parenti explained that this application was for a Use Variance to construct a forty-foot by thirty-foot pole building for storage of equipment. This use was not permitted in the Village Business Zone necessitating the Variance. Bob Mulford, Board Engineer, commented on a review letter dated February 3, 2025 as to Completeness. Ralph Sickler made a motion to grant all the requested waivers. This motion was seconded by Thomas Buzby and adopted unanimously. Wade Zane explained that the building would be utilized for equipment only. No equipment would be visible from the road. There would be a six-foot, gated, vinyl fence surrounding this area. The proposed building would have one light between the two-overhead doors. It would not be visited more than four to six times a week by employees between the hours of 7AM and 3:30PM. No materials would be delivered or stored on the property in conjunction

with either the construction office or the equipment storage building. The pole building would be no higher than 22 feet. Stephen Hawks, Planner for the Applicant addressed the positive criteria for the granting of a Use Variance. Mr. Hawks stated that the building had been vacant for a while and the proposed use would improve the site and would be harmonious with the office building. There would be landscaping to provide a visual buffer. The property was suitable for the building based on its width. The lot was located on a County Road and was close to Route 40. Mr. Hawks then addressed the negative criteria. The building imposed no substantial detriment to the neighborhood, there was no impairment of the Zoning Plan or Ordinance, and it was less intrusive than some of the permitted uses. With regards to landscaping, Mr. Hawks would confer with the Board Engineer. Mr. Mulford commented as to the technical portion of the review letter. He stated that Engineer's Estimates needed to be submitted.

The Board Chairman opened the hearing to the public for comment. There being no one speaking for or against this application, the Board Chairman closed the hearing to the public for comment. Board member Thomas Buzby made a motion to grant Use Variance and Site Plan approval for the construction of a 30-foot by 40-foot pole building, surrounding six-foot, vinyl fence with landscaping. This motion was seconded by Benjamin Wilson and adopted upon a call of the roll. Ayes: Sickler, Wilson, Bill, Foote, Buzby, Gantz, Stephens Nays: None

There being no further comment and business before the Board, Ralph Sickler made a motion to adjourn the meeting. This motion was seconded by David Zeck and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board