

**Upper Pittsgrove Township  
Land Use Board Minutes  
April 20, 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 Vice-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, , David Zeck, Jr., Benjamin Wilson, Kevin Bishop, Tyler Bill, and Linda Stephens.

**Also present were:** Adam Telsey, Esquire, Charles Fralinger, Arlene Hamilton and Township Visitors.

**Business to come before the Board:**

1. Minutes from March 16, 2023
2. Arlene Hamilton
3. Carlton Harvey
4. Resolutions -  
Layton Road LLC  
Jason Harrison

**1. Minutes –**

A motion to approve the minutes from the March 16, 2023 meeting was made by Thomas Buzby. This motion was seconded by David Zeck 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. New notices would be sent when the application would be back before the Board.

**3. Arlene Hamilton – Block 32 Lot 1**

The Board Vice-Chairman opened the hearing for Arlene Hamilton Ms. Hamilton explained that the proposed lot was excepted out as part of farmland preservation. There

was currently a trailer located in the new lot area. The trailer was to be removed and a new single family dwelling placed there within the required setbacks. The Engineer's letter, dated April 18, 2023 was reviewed by the Board as to completeness. It stated the Waivers being requested were as follows: Checklist "A"-Item 10 and Checklist "D"-Items C5, C14, C16-17 and Checklist "I"-Item #9. The Board Engineer had no problems with the Board granting the waivers. Thomas Buzby made a motion to deem the application complete and to grant the requested waivers. This motion was seconded by Kevin Bishop and adopted unanimously. The Board reviewed the Technical portion of the Board Engineer's letter. The Vice-Chairman opened the hearing to the public for comment. There being none, the hearing was closed to the public. After a brief discussion Jack Cimprich made a motion to grant Minor Subdivision Lot Line Adjustment approval. This motion was seconded by David Zeck and adopted unanimously.

#### **4. Resolutions –**

David Zeck made a motion to adopt the Resolution for Layton Road LLC that was emailed to all Board members eligible to vote on it. This motion was seconded by Thomas Buzby and adopted unanimously.

David Zeck made a motion to adopt the Resolution for Jason Harrison that was emailed to all Board members eligible to vote on it. This motion was seconded by Thomas Buzby and adopted unanimously.

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

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board