

**Upper Pittsgrove Township  
Land Use Board Minutes  
June 16, 2022**

**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 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:** John Coombs, William Gantz, Jack Cimprich, Edward Meschi, Thomas Buzby, David Zeck, Jr., George Cassaday, Benjamin Wilson, Kevin Bishop, Tyler Bill and Linda Stephens.

**Also present were:** David Avedissian, Acting Board Solicitor, Stephen Nardelli, Karen Ledden, Recorder, and Township Visitors.

**Business to come before the Board:**

1. Minutes from May 19, 2022
2. Pete’s Auto Repair & Service, LLC
3. Resolution -  
Estate of Lois English

**1. Minutes –**

A motion to approve the minutes from the May 19, 2022 meeting was made by Thomas Buzby. This motion was seconded by Ben Wilson and adopted unanimously.

**2. Pete’s Auto Repair & Service, LLC – Block 39 Lot 2 – 440 Route 77**

The Board Chairman opened the hearing for Pete’s Auto Repair and Service, LLC. The applicant was represented by Matt Flynn, Esquire. Mr. Flynn explained that Mr. Field was proposing to construct a 4,000 square foot addition to the existing shop. He stated that the applicant reduced the size of the proposed addition, therefore a Bulk Variance for the side yard setback was no longer necessary. Board Engineer, Stephen Nardelli commented, as to completeness, on his review letter dated May 17, 2022. The applicant was requesting waivers from: Checklist “C”-Items #1, #4, #8, #11, #17, #22, #23 and Item C Traffic Impact Study and Item E Environmental Impact Statement, Checklist “E” and Checklist “G” Item F. Based on his review of the plan, Mr. Nardelli had no objection to waiving these items. David Zeck made a motion to grant the

requested waivers and to deem this application complete. This motion was seconded by Thomas Buzby and adopted unanimously.

Mr. Nardelli continued through the Technical comments of his review letter. The proposed addition will allow for storage of vehicles inside therefore reducing the possibility of vandalism. Access to the building will be through a driveway to the southernly portion of the lot. There was a discussion among the Board members as to requiring a fence be erected along the property line with Lot 1. Mr. Field stated that after the building was complete and the parking spaces were shifted, he would revisit putting up a fence. The Board was satisfied with that and decided not to require a fence. Due to the minimal impact to the property the applicant would not need to post a Performance or Maintenance Bond. There would be no impact to drainage. The Board Chairman opened the hearing to the public for comment. Township Committeeman, Michael Seery, stated that he was there to support for the application. There being no one else present to speak for or against this application, the Board Chairman closed the hearing to the public for comment. Jack Cimprich made a motion to grant Site Plan approval and to not require a delineation between Lot 1 and Lot 2. This motion was seconded by William Gantz and adopted unanimously.

#### **4.Resolution –**

David Zeck made a motion to adopt the resolution for the Estate of Lois English that was emailed to all Board members eligible to vote on it. This motion was seconded by Ben Wilson and adopted unanimously.

There being no further comment and business before the Board, Jack Cimprich 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