

**Upper Pittsgrove Township
Land Use Board Minutes
June 18, 2020**

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 by teleconference on the above date. The meeting was called to order at 7:30 P.M. by the Vice-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, Jack Cimprich, Edward Meschi, Glenn Myers, David Zeck, and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, J. Michael Fralinger, Acting Board Engineer, Dale Taylor, Esq., Edward and Carol Monaghan.

Business to come before the Board:

- 1. Minutes from May 21, 2020**
- 2. Edward & Carol Monaghan**
- 3. Resolution - Alexander Wilson**

1. Minutes –

A motion to approve the minutes from the May 21, 2020 meeting was made by David Zeck. This motion was seconded by Glenn Myers and adopted unanimously.

2. Edward & Carol Monaghan – Block 59 Lots 11 & 12 – 354 Daretown Road

The Board Vice-Chairman opened the hearing for Edward and Carol Monaghan. The Monaghan’s were represented by Dale Taylor. This application was requesting Minor Subdivision Lot Line Adjustment with Bulk Variance approval to square up the rear property line. The Board reviewed Items #10 from Checklist “A” for which waivers were required. The Wetlands Information per Item #10 was noted on the plan. Additional waivers were being requested for Checklist “D” C14, which was the same as Checklist “A” Item #10, Item C16, and Item C17. Since both lots were developed and no new construction was being proposed, Mr. Fralinger had no issues with granting the requested waivers. David Zeck made a motion to grant the request waivers and deem this

application complete. This motion was seconded by Glenn Myers and adopted unanimously. Mr. Monaghan gave a brief description of the history of the two lots and how the non-conforming concrete foundation came to be. Mr. Taylor stated that the current encroachment of the concrete foundation onto Lot 11 would be eliminated. Mr. Monaghan was going to remove enough of the concrete to create a five foot setback. Mr. Fralinger commented on the Board Engineer's technical review dated April 7, 2020. There was a brief discussion regarding a concrete slab located on Lot 11 but within five feet of the property lines. This non-conformity was noted as part of the application. The Board Vice-Chairman opened the hearing to the public for comment. There being no one from the public commenting on the application, the hearing was closed to the public for comment. The Board Chairman opened the hearing to the public for comment. There being no one present, he closed the hearing to the public comment. There being no further questions for the applicant, Glenn Myers made a motion to grant the Minor Subdivision Lot Line Adjustment along with the requested variances. This motion was seconded by Jack Cimprich and adopted unanimously.

3. Resolution –

Edward Meschi made a motion to adopt the resolution for Alexander Wilson that was read by all Board members eligible to vote on it. This motion was seconded by Glenn Myers 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 Edward Meschi and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board