

**Upper Pittsgrove Township  
Land Use Board Minutes  
July 18, 2019**

**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, Thomas Buzby, Ralph Sickler, David Zeck, Jr., Glenn Myers and Linda Stephens.

**Also present was:** Adam Telsey, Esq., Board Solicitor, David Price, Krissy DeFrehn, Recorder, and Township residents.

**Business to come before the Board:**

1. Minutes from June 20, 2019
2. David Price – Cont’d from June 20, 2019
3. Thomas W. Buzby

**1. Minutes –**

A motion to approve the minutes from the June 20, 2019 meeting was made by Thomas Buzby. This motion was seconded by Ralph Sickler and adopted unanimously.

**2. David Price – Block 23 Lot 2 – 34 Dilks Road**

The Board Chairman opened the hearing for David Price. The hearing had been continued from the June 20, 2019 meeting. This application is for the expansion of an existing Use Variance and a Waiver from providing Site Plan. Mr. Price had submitted a new, hand-drawn sketch of the property depicting the parking area for all the vehicles, setbacks from the property lines, and proposed screening. Mr. Price explained that he was still working to remove additional vehicles from his property, and another 20 had gone. Though he represented he had about seventy-five at last month’s meeting, that number was not accurate. The drawing showed two-hundred eighty-five feet by eighty feet area to be utilized for all the vehicles. This parking area was now shown at the required setbacks. There was a discussion as to what defines junk and how to label the excess vehicles. Board member Glenn Myers read the conditions of Mr. Price’s previous

Use Variance approval to enlighten the Board as to what he previously was permitted to do.

The Board Chairman opened the hearing to the public for comment. There were various residents that all spoke to the character of David Price, stating he would help anybody at any time. There being no one else present speaking either for or against this application, the Board Chairman closed the public comment portion of the hearing.

Discussion continued amongst the Board as to what a reasonable number would be for the vehicles. Board member Glenn Myers and the Board Chairman felt it should be less than the requested 65. Board member David Zeck agreed. Board member Thomas Buzby asked Mr. Price how much time he would need to get the vehicle number down to 65. Mr. Price stated that he could have it completed, along with the new screening within ninety days. He was asked did he need one-hundred and twenty days. Mr. Price stated no. Board member Thomas Buzby made a motion to grant the requested expansion of the previous Use Variance and waive the submission of a full site plan to permit the number of vehicles on Lot 2 to be increased to 65 including the owner's personnel vehicles. That Mr. Price had ninety days to reduce the vehicle count to 65 and to plant the proposed evergreen screening as depicted on his plan. All vehicles must be contained within the delineated area shown on the plan submitted. This motion was seconded by Ralph Sickler and adopted upon a call of the roll. Ayes: Sickler, Myers, Buzby, Zeck, Coombs, Stephens. Nays: None

### **3. Thomas Buzby – Block 59 Lot 19 – 37 Colson Road**

The Board Chairman opened the hearing for Thomas Buzby. This application was for the expansion of an existing Use Variance and a Waiver from providing Site Plan. Mr. Buzby explained that he was requesting a waiver from Checklist "A" Item #10 – Wetlands Information. He stated as part of the application a previous subdivision plan had been filed supporting that there were no wetlands located within Lot 19. Ralph Sickler made a motion to deem the application complete. This motion was seconded by Glenn Myers and adopted unanimously. Mr. Buzby continued that he had been operating the business since 1987. Roughly ninety-percent of his business is agricultural in nature. He provides a needed, specialized service to the local farming community. The building expansion, 24 feet by 46 feet, was necessary to accommodate additional machinery to enhance the services provided, and to permit work to be done on longer trailers. He stated that his business provided no detriment to the surrounding area as it was farmland preserved ground. The closest neighbor was more than a quarter mile away. The Board Chairman opened the hearing to the public for comment. There being no one present speaking for or against this application, the Board Chairman closed the hearing to the public for comment. Ralph Sickler made a motion to grant the expansion of the Use Variance to enlarge the existing welding shop and to waive the necessity for a full site plan. This motion was seconded by Glenn Myers and adopted upon a call of the roll. Ayes: Sickler, Myers, Zeck, Coombs, 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 Glenn Myers and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board