

**Upper Pittsgrove Township
Land Use Board Minutes
July 18, 2024**

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 Secretary 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, Edward Meschi, Ralph Sickler, David Zeck, Jr., George Cassaday, Benjamin Wilson, Tyler Bill, Kevin Coombs, Michael Foote, and Linda Stephens.

Also present was: Adam Telsey, Esquire, Stephen J. Nardelli, Engineer, Sara O’Connor.

Business to come before the Board:

1. Minutes May 16, 2024
2. Coombs Barnyard, LLC
3. Resolutions

1. Minutes –

A motion to approve the minutes from the May 16, 2024 meeting was made by Ralph Sickler. This motion was seconded by David Zeck and adopted unanimously.

2. Coombs Barnyard LLC – Block 79 Lot 13

The Board Chairman opened the hearing for Coombs Barnyard, LLC. Board members Ralph Sickler and Thomas Buzby recused themselves from participating in this application. The applicant was represented by Katie Coleman, Esquire. Ms. Coleman explained to the Board that the applicant was seeking a determination if the plan before them would be considered an agricultural division of land. Board Solicitor, Adam Telsey explained to the Board what should be considered when making the determination. Board Chairman was seeking clarity from Ms. Coleman as to exactly what activities would be happening on the proposed new 15.76-acre lot. After a lengthy discussion among the Board members, David Zeck made a motion to deny request to acknowledge the proposed subdivision as an agricultural division of land. This motion was seconded by Michael Foote and adopted unanimously.

Board member, Jack Cimprich recused himself from participating in this application. Board Engineer Stephen Nardelli commented as to completeness from his review letter dated July 16, 2024. Waivers to be considered were Schedule "A"-Item #10 Wetlands LOI from DEP, Schedule "D" Item C14 Wetlands LOI from DEP and Items 16 & 17 Contours and grading plan. Mr. Nardelli had no objection to the Board waiving those requirements. David Zec made a motion to grant the requested waivers and to deem the application complete. This motion was seconded by Michael Foote. The original Use Variance and site plan was granted for Lot 13. Mr. Nardelli continued to comments on the technical portion of his review. A cross easement would be necessary since a driveway that would now be located on proposed Lot 13.01 Ms. Coleman stated that they would provide the easement. After the subdivision part of the activities would still be conducted on proposed Lot 13.01. Applicant Amanda Coombs explained that DEP denied the proposed septic due to existing septic systems located on current Lot 13. Ms. Coombs stated that they were utilizing port-a pots at this time. That is the reason the subdivision was necessary. The Board Chairman opened the hearing up to the public comment. There being no one present; the Board Chairman closed the hearing to the public. Tyler Bill made a motion to grant the Minor Subdivision to create one new lot along with Use variance approval to permit the previously granted uses on both Lot 13 and proposed Lot 13.01, requiring a cross-easement for the drive located on proposed Lot 13.01 and any other agency approvals per the Board Engineer's review letter. This motion was seconded by Michael Foote and adopted upon a call of the roll: Ayes – Wilson, Bill, Foote, Gantz, Zeck, Stephens. Nays: None.

3. Resolutions –

Thomas Buzby made a motion to adopt the Resolution for Sojo, LLC that was emailed to all Board members eligible to vote on it. This motion was seconded by Tyler Bill and adopted unanimously by those eligible to vote.

David Zeck made a motion to adopt the Resolution for Tyler Bill that was emailed to all Board members eligible to vote on it. This motion was seconded by Benjamin Wilson and adopted unanimously by those eligible to vote.

There being no further business before the Board Benjamin Wilson made a motion to adjourn, which motion was seconded by Michael Foote and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board