

**Upper Pittsgrove Township  
Land Use Board Minutes  
September 19, 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, Edward Meschi, Ralph Sickler, David Zeck, Jr., George Cassaday, Benjamin Wilson, Jack Cimprich, Tyler Bill, Kevin Coombs, Kevin Bishop, and Linda Stephens.

**Also present was:** Adam Telsey, Esquire, Hunter Young, and Michala Yohe, Recorder.

**Business to come before the Board:**

1. Minutes July 18, 2024
2. Canvasback Holdings, LLC
3. Hunter Young
4. Resolutions –  
Coombs Barnyard, LLC

**1. Minutes –**

A motion to approve the minutes from the July 18, 2024 meeting was made by David Zeck. This motion was seconded by Benjamin Wilson and adopted unanimously.

**2. Canvasback, LLC – Block 64 Lots 13 & 14**

Notices had not been done for this meeting. The hearing will be held at a later date once notices have been completed.

**3. Hunter Young – Block 5 Lot 50**

The Board Chairman opened the hearing for Hunter Young. This application was for a Bulk Variance to locate a ten (10) foot x sixteen (16) foot shed five (5) feet from a side property line where thirty (30) was required and five (5) feet from the rear property line where forty (40) feet was required. Ralph Sickler made a motion to deem this

application complete. This motion was seconded by David Zeck and adopted unanimously. Mr. Young explained that his lot was only fifty (50) feet wide making the required setback impossible to meet. The location of his septic system limits where the shed could be located also. Mr. Young was unclear whether the shed will be built on site due to accessibility issues or a pre-fab. There was a neighbor to his left and a private right-of-way to the right. The shed would be used to store a lawn mower, fishing poles and similar items. The Board Chairman opened the hearing to the public for comment. There being no one present speaking either for or against this application the Board Chairman closed the hearing to the public for comment. David Zeck made a motion to grant Bulk Variance approval for the placement of a 10' b 16' shed 5 feet from the side and rear property lines. This motion was seconded by Tyler Bill and adopted unanimously.

### **Resolutions –**

Benjamin Wilson made a motion to adopt the Resolution for Coombs Barnyard, 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.

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

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

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board