

**Upper Pittsgrove Township
Land Use Board Minutes
October 17, 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, Jack Cimprich, Edward Meschi, Ralph Sickler, David Zeck, Jr., Glenn Myers and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, Stephen Nardelli, Board Engineer, Jeffrey Downs, Esq., James Clancy, Robert DeVault and Krissy DeFrehn, Recorder.

Business to come before the Board:

1. Minutes from September 19, 2019
2. All State Auto Glass, LLC
3. Resolutions –
Paul DeVivo
Marshall Redrow
Harry Eshleman
Melvin Beiler

1. Minutes –

A motion to approve the minutes from the September 19, 2019 meeting was made by Ralph Sickler. This motion was seconded by David Zeck, Jr. and adopted unanimously.

2. All State Auto Glass, LLC

The Board Chairman opened the hearing for All State Auto Glass, LLC. The application was for Preliminary and Final Site Plan with Bulk Variances. The applicant was represented by Jeffrey Downs, Esquire. Mr. Downs explained that the applicant was seeking Site Plan with Bulk Variance approval to construct an auto glass repair shop on Block 40 Lots 2, 3 and 4.01. Mr. Downs stated that a deed of consolidation would be done to merge the three lots. He continued that the Bulk Variance request was for lot

area: required 2.0 acres and provided 1.72 acres and that the granting of this variance would not detrimentally impact the Master Plan. Board Engineer, Stephen Nardelli commented on his review letter, dated September 10, 2019 as to completeness. There were several waivers being requested. Ralph Sickler made a motion to deem this application complete. This motion was seconded by Glenn Myers and adopted unanimously. Mr. Nardelli continued to the Technical portion of his review. He suggested that as a condition of approval the Board require that Lots 2, 3 and 4.01 be merged. The applicant agreed. Mr. Downs stated the applicant was seeking a waiver from providing curbing around the perimeter of the parking area to permit sheet flow of water runoff. The applicant stated that windshields would be delivered two to three times a week, sometimes overnight. The applicant was proposing that the enclosed trash area be accessed from the Monroeville Road to keep the trucks away from deliveries and customers. There would be a sidewalk leading to the trash area which will be relocated onto a paved area. Previous road openings would not be eliminated. However bollards with breakaway chains would be installed. All existing curbing would remain, but an apron would not. Mr. Nardelli suggested that the basin be moved back to allow for the planting of landscaping to screen the basin. The Applicant's Engineer needed to review the proposed grading at the entrance driveway. Mr. Clancy agreed to these on behalf of the applicant. He also agreed to modifications to the Stormwater Report based on Mr. Nardelli's comments. The Board Chairman questioned Mr. Clancy as to the location of the septic system. Mr. Clancy responded that it would be located in the north corner. The Board Chairman opened the hearing to the public for comment. There being no one presented 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 Preliminary and Final Major Site Plan approval with Bulk Variances and requested waivers. This motion was seconded by Glenn Myers and adopted unanimously.

3. Resolutions -

Ralph Sickler made a motion to adopt the resolution for Paul DeVivo that had been previously mailed to all members. This motion was seconded by David Zeck and adopted unanimously.

Ralph Sickler made a motion to adopt the resolution for Marshall Redrow that had been previously mailed to all members. This motion was seconded by David Zeck and adopted unanimously.

Ralph Sickler made a motion to adopt the resolution for Harry Eshleman that had been previously mailed to all members. This motion was seconded by David Zeck and adopted unanimously.

Ralph Sickler made a motion to adopt the resolution for Melvin Beiler that had been previously mailed to all members. This motion was seconded by David Zeck and adopted unanimously.

There being no further comment and business before the Board, Ralph Sickler made a motion to adjourn the meeting. This motion was seconded by Jack Cimprich and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board