

**Upper Pittsgrove Township
Land Use Board Minutes
October 17, 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 Board Member Ralph Sickler 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: Edward Meschi, Ralph Sickler, Benjamin Wilson, Tyler Bill, Kevin Coombs, Kevin Bishop, and Linda Stephens.

Also present was: Adam Telsey, Esquire, Kenneth Miller, Esquire, Mark Leonetti, and Michala Yohe, Recorder.

Business to come before the Board:

1. Minutes September 19, 2024
2. Canvasback Holdings, LLC
3. Resolutions –
Hunter Young

1. Minutes –

A motion to approve the minutes from the September 17, 2024 meeting was made by Kevin Bishop. This motion was seconded by Benjamin Wilson and adopted unanimously.

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

Board member Ralph Sickler opened the hearing for Canvasback, LLC. Kenneth Miller, Esquire was representing the applicant. The Board reviewed Stephen Nardelli’s comments as to completeness, dated August 22, 2024. Waivers being requested were as follows: Schedule A – Item #10, Schedule D – Item C14, and Schedule I – Item 9 pertaining to Wetlands LOI from NJDEP; Schedule D – Item C5-Agricultural Buffer, Item 16-Contours, and Item 17-Grading Plan. Tyler Bill made a motion to grant the requested waivers and deem this application complete. This motion was seconded by Kevin Bishop with all approving. Mr. Miller explained the application to the Board. The applicant purchased a dwelling in the VR-Zone in Daretown. At the time of purchase he became aware that the driveway servicing the dwelling and small garage was located on

the adjoining property owned by the Daretown Fire Company. The Minor Subdivision Lot Line adjustment would adjust 0.48 acres to Lot 13 and move the existing driveway to Lot 13 which contains the dwelling. Both Lot 13 and Lot 14 will be in accordance with the Land Development Regulations except for the existing dwelling would only have a setback of 8.9 feet where 30 feet was required. The applicant was seeking Bulk Variance approval to acknowledge the pre-existing condition. Board member Ralph Sickler opened the hearing to the public for comment. There being no public present it was closed to the public. The Board reviewed the Technical comment portion of Mr. Nardelli's letter. The Secretary noted that Salem Planning Board approval had been received. Benjamin Wilson made a motion to approve the Minor Subdivision Lot Line Adjustment and granting Bulk Variance approval for an existing non-conforming structure as to front setbacks. This motion was seconded by Tyler Bill and adopted unanimously.

3. Resolutions –

Kevin Bishop made a motion to adopt the Resolution for Hunter Young 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 Kevin Bishop made a motion to adjourn, which motion was seconded by Kevin Coombs and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board