

**Upper Pittsgrove Township
Land Use Board Minutes
October 19, 2023**

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 Vice-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: Ralph Sickler, Michael Foote, Benjamin Wilson, Kevin Bishop, David Zeck, Jr., Tyler Bill, Kevin Coombs and Linda Stephens.

Also present were: Adam Telsey, Esquire, Robert Mulford, Eng., Frank Hoerst, Esquire, Ernest and Stephanie Parker and Township Visitors.

Business to come before the Board:

1. Minutes from September 21, 2023
2. WaWa, Inc.
3. Ernest & Stephanie Parker
4. Resolution

1. Minutes –

A motion to approve the minutes from the September 21, 2023 meeting was made by Tyler Bill. This motion was seconded by David Zeck, Jr. and adopted unanimously.

2. WaWa, Inc.

Board Solicitor, Adam Telsey, Esquire, explained to the Board that WaWa, Inc. requested a postponement until the December 21, 2023 meeting in order to prepare more thoroughly. They would redo the public notice to the paper and to all those property owners within 200 feet of the project lots.

3. Ernest & Stephanie Parker –

The Board Vice-Chairman opened the hearing for Ernest and Stephanie Parker. The Parkers were represented by Frank Hoerst, Esquire. Mr. Hoerst explained that the applicants wished to construct and operate a boarding kennel where they lived. To do this they must obtain a Use Variance for two principle uses on the same property as well as a Conditional Use for the kennel itself. Acting Board Engineer commented on the Board Engineer’s review letter dated September 14, 2023. Mr. Hoerst stated that the applicant would provide the requested wetlands information. Based on this testimony

Kevon Bishop made a motion to deem the application complete. This motion was seconded by Michael Foote and adopted unanimously.

Mr. Hoerst continued to state that all the criteria was met for the Conditional Use. The applicant was requesting Minor Site Plan approval as well. Mr. Parker explained that he was familiar with handling dogs as he was currently a K-9 Officer. It was their desire to construct a pole building that would be used to board no more than eight dogs. There would be no outside runs nor training of any dogs. They were proposing a wooden sign located at the driveway entrance with two lights on it. They are proposing minimal exterior light so as not to impact the neighbors. The only employees would be Mr. Parker and his wife. Dogs would be dropped off by appointment. Inside the kennel there would be a stretch area for the dogs. Michael questioned Mr. Parker as to whether there would be any grooming occurring. Mr. Parker stated no they would not be grooming any animals. To keep dogs contained there would be a strictly enforced leash rule. There would be no fencing around the kennel. Mr. Parker explained that the kennel would be contained within a 40-foot by 60-foot pole building, to be constructed , with normal size doors. Customers would drop-off/pick-up between the hours of 7am and 7pm, by appointment only, seven days a week. There would be no deliveries in conjunction with the kennel. Tyler Bill questioned Mr. Parker as to egress and ingress via the existing driveway. Mr. Parker responded that the driveway was cleared and wide enough to accommodate emergency vehicles. The Acting Board Engineer commented on the Technical portion of the Board Engineer's letter. Mr. Parker addressed the comment regarding light locations stating that the lighting would be mounted on the corners of the building.

The Vice Chairman opened the hearing to the public for comment. There being no comment, the Vice-Chairman closed the hearing to the public for comment. After a brief discussion David Zeck made a motion to grant the Use Variance for two principle uses on one lot, Conditional Use approval to operate an indoor kennel, and Minor Site Plan for the kennel. Tyler Bill seconded that motion which was adopted by roll call vote. Ayes: Foote, Wilson, Bishop, Sickler, Bill, Zeck, Stephens. Nays: None

4. Resolution -

David Zeck made a motion to adopt the Resolution for Johnsons Landscaping, 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..

There being no further comment and business before the Board, David Zeck made a motion to adjourn the meeting. This motion was seconded by Michael Foote and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board