

**Upper Pittsgrove Township  
Land Use Board Minutes  
November 16, 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 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:** William Gantz, Ralph Sickler, Thomas Buzby, Michael Foote, Benjamin Wilson, Kevin Bishop, David Zeck, Jr., Tyler Bill, Kevin Coombs and Linda Stephens.

**Also present were:** Adam Telsey, Esquire, Michael Fralinger, Eng., Frank Damien Del Duca, Esquire, Edward Stella, Katie Coleman Esquire, Amanda Coombs, Thomas Tedesco, and Township Visitors.

**Business to come before the Board:**

1. Minutes from October 19, 2023
2. Edward Stella, Jr.
3. Coombs Barnyard
4. Resolution

**1. Minutes –**

A motion to approve the minutes from the October 19, 2023 meeting was made by David Zeck, Jr.. This motion was seconded by Tyler Bill and adopted unanimously.

**2. Edward Stella, Jr. -**

The Board Chairman opened the hearing for Edward Stella, Jr. This application was for a Minor Subdivision Lot Line Adjustment with Bulk Variances and Use Variances to permit three principle uses on one lot. The applicant was represented by Damien Del Duca. Acting Board Engineer, Michael Fralinger commented on the review letter dated October 18, 2023 as to completeness. After a brief discussion Ralph Sickler made a motion to grant the waivers from Schedule “A”-Item #10 Wetlands LOI from NJDEP, Schedule “D”- Item C#14 – Wetlands LOI from NJDEP, Items- #16 and #17 Contours and Grading Plan, and Schedule “I”-Item #9 – Wetlands LOI from NJDEP. Since there was no new development proposed Ralph Sickler made a motion to deem this application complete. This motion was seconded by Thomas Buzby and adopted unanimously.

Mr. Del Duca explained that currently Lot 16 contained 2.46 acres, Lot 26 contained 139.52 acres and wrapped around Lot 16. The applicant was proposing to do a lot line adjustment so Lot 16 would contain 20 acres and Lot 26 would be reduced to 121.92 acres. Lot 16 would contain a single-family dwelling, an office building, and additional outbuildings. Mr. Del Duca continued that as part of the application the applicant was seeking Use Variance approval to permit three principle uses on Lot 16, a single-family, a building that contained offices for Stella Contracting and South Jersey Ag Products, and finally the outbuildings would be utilized by Ibarra Pallet Company. Mr. Del Duca questioned the necessity of granting Use Variances when the businesses already existed. The Board Chairman stated that it was important to review and if warranted impose conditions on the businesses for Zoning enforcement. Edward Stella, Jr. explained the pallet business to the Board stating he was part of Ibarra and therefore could speak on their behalf. He stated that pallets were reconditioned to be resold. They operated seven days a week, from 6AM until 8PM with no more than 5 employees. The business receives approximately three deliveries per day. In conjunction with the pallet business there was a scrap wood dumpster that was emptied weekly, and a dumpster for regular trash that was emptied monthly. All parking for that business was located by the silo. All work was done within the outbuildings and some indoor space was utilized for storage.

The Board next addressed the Office building use. Mr. Stella explained office hours were Monday through Friday 8am to 6pm. The staff consisted of only 4 people. The staff parking area was located off Burlington Road. Mr. Del Duca stated that the office had been there since 1990. Thomas Buzby requested that the applicant supply an as-built plan depicting the three uses and their limits of disturbance. Mr. Del Duca stated that they would provide the as-built as a condition of approval.

Mr. Fralinger commented on the review letter dated October 18, 2023 as to Technical. 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.

Thomas Buzby made a motion to grant the Minor Subdivision Lot Line adjusted to increase Lot 16 to 20 acres and reducing Lot 26 to approximately 121 acres, granting the necessary Bulk Variances for setbacks and approving two Use Variances for the pallet business and the business office, and conditioned upon the applicant supplying an as-built plan. This motion was seconded by David Zeck and adopted upon a call of the roll. Ayes: Sickler, Wilson, Gantz, Zeck, Buzby, Foote, Bishop Nays: None

### **3. Coombs Barnyard, LLC –**

The Board Chairman opened the hearing for Coombs Barnyard, LLC. Board members Ralph Sickler and Kevin Coombs recused themselves from participating in this application. The applicant was represented by Katie Coleman. Coombs Barnyard had previously received Use Variance approval on September 16, 2021. Ms. Coleman stated that the applicant was back for Site Plan approval so she could move forward. Board Engineer Michael Fralinger commented on the review letter dated November 13, 2023 as to completeness. Waivers being requested were: Checklist “D” – Items #16 and #17 contours and grading plan, Item #20 – Stormwater Drainage Facilities, Item c – Traffic

Impact Analytics, and Item “E” – Environmental Impact Study. After a brief discussion Thomas Buzby made a motion to grant the waivers, excepting any NJDOT requirement that may be necessary. This motion was seconded by Michael Foote and adopted unanimously.

Ms. Coombs explained the changes to as to where the activities would be located. In her previous approval she proposed a new pole building to house educational classrooms, an event space, and a small kitchen to sell baked goods and ice cream. Ms. Coombs stated that she would not be moving forward with the building and was proposing to relocate those activities to an existing storage building on the farm. Board Solicitor, Adam Telsey, stated that an amended Use Variance should be considered since the original approval was for the proposed pole building. Thomas Buzby expressed concerns with ingress/egress with the increased activities. The applicant’s Engineer, Thomas Tedesco, explained that the northern most driveway would be utilized for the events and the southern driveway would be for the farm only and signage would be placed to discourage it use.

Mr. Fralinger continued with the review of the technical comments from the November 13, 2023 letter. Comment 1. placement of evergreens as screening/buffering. The Board determined that the building sat more than 475 feet from Route 77 and a waiver from screening could be granted. Comment 2. Addressed the proposed parking area which would be stone. The Ordinance requires the area to be asphalted, a waiver would need to be granted for this. Comment 3. Lighting. proposed lighting was fine. The applicant stated that the lights would only be turned on during events. Comment 4. Parking. The Ordinance required 54 spaces, the applicant was proposing 96 spaces. This increased the need to 4 handicapped parking spaces, where the applicant was proposing 2. The applicant stated that concrete wheel stops would be utilized to designate parking spaces. Comment 5. Listed all outside agency approvals that would be required. Finally Comment 6. Engineers Estimates would need to be submitted for the posting of Performance Bond and Inspection Escrow.

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.

Thomas Buzby made a motion to grant Preliminary and Final Site Plan approval with the requested waivers, as well as amended Use Variance approval for the relocation of the site to be used for the events, classrooms, kitchen. This motion was seconded David Zeck and adopted upon a call of the roll. Ayes: Wilson, Gantz, Zeck, Buzby, Foote, Bishop, Bill Nays: None

#### **4. Resolution -**

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

There being no further comment and business before the Board, Thomas Buzby made a motion to adjourn the meeting. This motion was seconded by Benjamin Wilson and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board