

**Upper Pittsgrove Township
Land Use Board Minutes
December 17, 2020**

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 by teleconference 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: John Coombs, William Gantz, Jack Cimprich, Glenn Myers and Linda Stephens.

Also present was: Adam Telsey, Esq., Board Solicitor, Stella and Donald Williams, Rick Williams, Roseanne Jannetti, and Rowena Kean.

Business to come before the Board:

- 1. Minutes from November 19, 2020**
- 2. Donald & Stella Williams**
- 3. Resolutions -**
 Adam Kohn
 Michael & Elizabeth Mathis

1. Minutes –

A motion to approve the minutes from the November 19, 2020 meeting was made by William Gantz. This motion was seconded by Jack Cimprich and adopted unanimously.

2. Donald & Stella Williams – Block 68 Lot 3 & 4 – 399 Newkirk Station Road

The Board Chairman opened the hearing for Donald and Stella Williams. This application was for Bulk Variances to tear down an existing single family dwelling and to rebuild a new single family dwelling with attached garage. Rick Williams, the Williams’ son explained that his parents lived in the farmhouse. It was their desire to move to the new, single story home being built on Lot 3. The applicants’ were requesting a waiver from the following Items on Checklist “I” – 11. Location and width of all existing or proposed utility easements, 12. Location of any existing or proposed open space or

recreational areas within or adjacent to the lot involved, 13. Location of any municipal boundary lines within 200', 14. Copy of and plan delineation of any existing or proposed deed restrictions, and 15. Copy of and plan delineation of any existing or proposed easements or lands reserved or dedicated to public use or protective covenants. Glenn Myers made a motion to grant the requested waivers since this lot was already developed. This motion was seconded by Jack Cimprich and approved unanimously. Mr. Williams went on to explain the bulk Variances being requested. They were for lot area-required 6 acres, provided .90 acres, Lot width-required 300 feet, provided 264 feet, and finally rear yard setback-required 50 feet, provided 46.3 feet. The Board Chairman opened the hearing to the public for comment. There being no one on the phone who spoke up either for or against this application, the Board Chairman closed the hearing to the public for comment. William Gantz made a motion to grant the Bulk Variance for the lot area, rear yard setback and lot width. This motion was seconded by Glenn Myers and adopted unanimously.

3. Resolutions -

Jack Cimprich made a motion to adopt the resolution for Adam Kohn that was emailed to all Board members eligible to vote on it. This motion was seconded by William Gantz and adopted unanimously.

Jack Cimprich made a motion to adopt the resolution for Michael and Elizabeth Mathis that was emailed to all Board members eligible to vote on it. This motion was seconded by William Gantz and adopted unanimously.

There being no further comment and business before the Board, William Gantz made a motion to adjourn the meeting. This motion was seconded by Glenn Myers and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary
Upper Pittsgrove Township
Land Use Board