

**Upper Pittsgrove Township  
Land Use Board Minutes  
January 21, 2021**

**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, Edward Meschi, Jack Cimprich, Glenn Myers, William Gantz, and Linda Stephens.

**Business to come before the Board:**

1. Reorganization
2. Minutes from December 17, 2020
3. Coombs Properties, LLC, Prime Holdings, LLC & Coombs Farms, Inc.
4. Resolution –  
Donald & Stella Williams

**1. Reorganization -**

The Oath of Office was taken by the following Board members: Class I – Edward Meschi (1 year term), Class II – Linda Stephens (1 year term), Class III – Jack Cimprich (1 year term), Class IV – Full member – John Coombs (4 year term), and Glenn Myers (1 year term). The Secretary then opened the nominations for Board Chairman. Jack Cimprich made a motion to nominate John Coombs as Board Chairman for the 2021 year. This motion was seconded by Edward Meschi. There being no other nominations the Board Secretary closed the nominations for Board Chairman. The Board voted unanimously for John Coombs as Board Chairman. The Board Chairman opened the nominations for Vice-Chairman. Edward Meschi made a motion to nominate William Gantz as Vice-Chairman for the 2021 year. This motion was seconded by Edward Meschi. There being no other nominations the Board Chairman closed the nominations for Vice-Chairman. The Board voted unanimously for William Gantz as Vice-Chairman. Edward Meschi made a motion to adopt Resolution 1-2021 that designates the third Thursday of every month as regular meeting nights at 7:30PM and the second Thursday

of every month as workshop meeting nights, if needed, where actions may or may not be taken at 7:00PM as well as designates *South Jersey Times* as the official newspaper of the Land Use Board and to designate *The Elmer Times* as the alternate. This motion was seconded by William Gantz and adopted unanimously. Glenn Myers made a motion to adopt Resolution 2-2021 appointing Adam I. Telsey as the Board Solicitor for the 2021 year, Stephen J. Nardelli, Fralinger Engineering, PA, as Board Engineer for the 2021 year and Stephen J. Nardelli, Fralinger Engineering as Planner for the 2021 year. This motion was seconded by Edward Meschi and adopted unanimously.

## **2. Minutes –**

A motion to approve the minutes from the December 17, 2020 meeting was made by Jack Cimprich. This motion was seconded by William Gantz and adopted unanimously.

## **3. Coombs Properties, LLC, Prime Holdings, LLC & Coombs Farms, Inc. – Block 52 Lots 1,5,14,15 & 21 – Route 40, Burlington and Garrison Roads**

The Vice-Chairman asked Board Solicitor, Adam Telsey to explain the definition of an agricultural subdivision and exactly how this subdivision met that definition. John Coombs abstained from acting on this Resolution. There were no dwellings on any of the properties and both lots would be larger than 5 acres. No new lots were being created. Adding Lots 14 and 15 to Lot 5 gave road frontage to Lot 5 on Garrison Road which kept equipment off Route 40. The area from Lot 1 being adjusted to Lot 5 cleaned up the property line and had been excepted out when Lot 1 was Farmland Preserved. Lot 21 would also be incorporated into Lot 5. The Resolution acknowledging the Agricultural Subdivision had been emailed to all Board members for their review prior to the meeting. Glenn Myers made a motion to acknowledge the Agricultural Subdivision by Resolution. This motion was seconded by Jack Cimprich and adopted unanimously.

## **4. Resolution**

William Gantz made a motion to adopt the resolution for Donald and Stella Williams that was mailed to all Board members eligible to vote on it. This motion was seconded by Glenn Myers and adopted unanimously.

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

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board