

**Upper Pittsgrove Township  
Land Use Board Minutes  
September 16, 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, Thomas Buzby, Ralph Sickler, George Cassaday, Benjamin Wilson, Kevin Bishop and Linda Stephens.

**Also present was:** Adam Telsey, Solicitor, J. Michael Fralinger, Board Engineer, Katie Coleman, Esquire, Amanda Coombs, and Township Visitors.

**Business to come before the Board:**

1. Minutes from July 15, 2021
2. Coombs Barnyard, LLC

**1. Minutes –**

A motion to approve the minutes from the July 15, 2021 meeting was made by Thomas Buzby. This motion was seconded by Benjamin Wilson and adopted unanimously.

**2. Coombs Barnyard, LLC**

Board members John Coombs and Ralph Sickler recused themselves from acting on this application. The Board Secretary opened the hearing for Coombs Barnyard, LLC which was continued from the July 15<sup>th</sup> meeting. Coombs Barnyard, LLC was represented by attorney Katie Coleman. Ms. Coleman reviewed the testimony that was previously provided to the Board. Ms. Coleman stated that the applicant is revising the application. It was their opinion that the farm camp, corn maze, and other farm related activities fell under the Right to Farm Act. The applicant was seeking approvals to have a wedding/event venue and farm market which also sold baked goods and ice cream. Ms. Coleman stated that there would be no more than 150 people at an event, which could be less depending on the Fire Inspector’s determination. There were requesting to hold 50 events per year. All events would end by 10pm and clean would be completed no later than 11pm. The farm market hours of operation would be 9am until 6pm seven (7) days a week all year round. The positive criteria stated by Ms. Coleman that these types of

activities attract people to the farm, supplements the farm income and showcases the farm in a municipality number one in the State for Farmland Preservation. She also stated that it was located in the best zone for this type of activity. Continuing she said that the proposed uses would have no negative impact on the surrounding property owners. Ms. Coombs answered questions from the Board regarding types of events proposed, and specific location of the events. The Board discussed weighing the proposed use to the size of the farm, with only having a conceptual that showed a lot proposed for subdivision. Ms. Coombs stated that all events and the farm market would be contained in the proposed pole building. Board member Thomas Buzby opened the hearing to the public for comment. Jim Coombs addressed types of activities on the farm currently, and the proposed building location. Jennifer Coombs felt that denying the requested uses was limiting a property owner from utilizing their own property. Hearing no further comment, the hearing was closed to the public for comment. Considerable discussion was held on the possibility of limiting where wedding ceremonies could take place on the farm. Thomas Buzby made a motion to grant the Use Variance to hold weddings, showers, Birthdays, retirement parties in the proposed pole building for no more that 150 people or less as determined by the Fire Official, to limit the hours to no later than 10pm for the event and 11pm for clean up. There can be no more than 50 events per year. The motion was for the Farm Market limiting its hours to 9am until 6pm. Items sold within would be fresh produce, baked goods, and ice cream and conditioned upon the applicant coming back for a full-site plan. This motion was seconded by Ben Wilson and adopted upon a Call of the Roll. Ayes: Bishop, Cassaday, Buzby, Wilson, and Stephens. Nays: None

Board member Thomas Buzby made a motion to adjourn the meeting. This motion was seconded by George Cassaday and adopted unanimously.

Respectfully submitted,

Linda Stephens, Secretary  
Upper Pittsgrove Township  
Land Use Board