

Township of Pilesgrove Planning Board
Minutes
Held at the Pilesgrove Township Municipal Building
June 21, 2023

The Chair called the meeting to order at 7:00 p.m. He announced that the South Jersey Times and the Elmer Times were notified on January 26, 2023. Notice was posted on the bulletin board outside the Municipal Building. All of the above was done in accordance with the New Jersey Sunshine Law.

Members stood for the Pledge of Allegiance.

Roll Call

Members:

Jeff String, Chair
Mark DeSiato, Vice Chair
Joe Crevino
Milton Eachus
Bill Miller
Craig Lewis
Jeff Dobbs - Absent
Matthew Hitchner
Joe Blandino

Alternate #1 Ruth Peters
Alternate #2 Jeremy Chandler
Alternate #3 Mark Valente
Alternate #4 Ben Evans

The Chair seated Ms. Peters for Mr. Dobbs.

Board's Professionals were sworn in by Board Solicitor DiNicola.

Motion to approve May 17, 2023 Minutes: (Crevino/Peters) all ayes on voice vote.

(Not voting: Eachus/Hitchner)

Resolutions Memorializing the Board's Actions:

2023-008 Scott & Stephanie Kirby B: 87 L: 6.02 Bulk Variance with Variance

Motion to approve: Crevino/Blandino – all ayes on roll call. (Not voting: Hitchner/Eachus)

Completeness Hearing:

2023-011 Patrick Layman Block 80, Lot 6; 62 Fox Road Bulk Variance

Randy Scheule, Board Planner, reviewed his June 15, 2023 report. Tax assessment records indicate the subject 0.87-acre property is improved with a single-family home constructed in 1960. The sketch provided with the application depicts the relative location of the home, driveway and shed. The property is located in the Agricultural Retention-2 (AR-2) Zone. The application proposes additions to the home that will increase its size from 1,793 SF to 3,114 SF, and additional walkway that will increase lot coverage from 7% to 12%. A new driveway is also proposed. Maximum permitted coverage is 9%. A lot coverage variance is required. The proposed additions will be setback 70' from the road, where 75' is the minimum required. A front yard variance is required.

Variance approvals requested/required: a. Lot Coverage - to permit 12% where the permitted maximum is 9%. b. Front Yard Setback – to permit 70' where 75' is the required minimum. c. Side Yard Setback (south) – to permit a 33' setback, where the minimum required side yard is 40'. The application notes proposed structure size as 3,114 SF. Maximum permitted building coverage is 7% (2,653 SF). Pending clarification from the applicant regarding square footage, and consideration of the 160 SF shed, it appears a variance for building coverage (~8.6%) is required. The application indicates the building additions comply with the applicable height limits. The buffer report indicates adjoining Lot 2 (49 Fox Road) is assessed farmland. Section 145-17P requires a 150' buffer on the side and rear of applicant's property. The application indicates the proposed addition will be 33' from the southerly sideline and 130' from the rear line.

Planner advised the Board, based on his review and report, to grant the waivers and deem the application complete.

Chairman String opened questions to the Board and with no questions to Applicant/Professionals.

Motion to approve application for Completeness - (Blandino/Crevino) All ayes on voice vote.

PUBLIC HEARING, NEW & CONTINUED:

2023-003 Travis Zigo/Cowtown Cowboy Outfitters & Bullhide Brewery B: 24 L: 13

Board's Solicitor swore in Applicant's Engineer, Cormac Morrissey, with Mr. Morrissey placing his credentials on the record. Applicant's attorney, Frank J. Hoerst, III, Esquire, also requested Board Solicitor to swear in Applicants, Travis and Suzanne Zigo.

Mr. Morrissey discussed the comments received from the Board's Engineer and Board's Planner's reports. The following Exhibits was placed on the record:

Aerial (Exhibit A-1), Exhibit A-2 (Site Plan) and Exhibit A-3 (Floor Plan Rendering). The existing Cowtown Cowboy Outfitters retail site located on Block 24, Lot 13 is 7.48 acres in size and consists of an existing 5,760 SF one-story frame building and bituminous parking area, stone paved area, concrete walks, rear shed, site lighting, existing well, septic disposal field, stormwater management facilities, 30' wide South Jersey Gas Company easement, dense woods/vegetation, freshwater wetlands and transition areas, overhead wires and post & rail fence. The site is located on the north side of Harding Highway, NJ State Highway Route 40, across from the Cowtown Rodeo. The site is located within the HC-1 Highway Commercial zoning district. The applicant proposes to expand the existing building to include an additional 3,675 SF of proposed retail/commercial space, proposed brewery and equipment room, proposed warehouse storage, and proposed open patio area. Proposed site improvements include expanded parking area, septic disposal field, trash enclosure, loading area, sidewalks, expanded stormwater basin, site lighting and landscaping. The applicant is seeking preliminary and final site plan approval, variances, and waivers. The applicant is seeking variance relief to allow a 24.1-foot parking buffer from Route 40 where 30 feet is required by §145-21F (8).

With propose 25 seat micro brewing with a keg room, with rear of the warehouse for storage along with a 20,000-gallon discharge waste tank. Total height of the building will be 32 feet from grade.

Parking area on the eastern side of the building – expanding the existing 56 parking spaces to 65 parking spaces, with 3 handicap parking spaces. Along with 2 electrical vehicle parking spaces.

Septic system has been approved by the DEP, Health Department for placement in the rear of the property. Existing well to be located to the front of the property – installing a new well with utilities being placed underground. Private service to manage the disposal of the storage tank.

Board Solicitor proposed the Motion to approve for Preliminary and Final Site Plan Approval for approximate 3600 sf additional to include storage area, retail space and 25 seat with variances for front yard setback for parking, waivers for screening, design waiver for curbing; and use of electric LED sign non-animated/scrolling sign and waiver of EIP statement. Conditions of approval applicant will comply with all representation and testimony in hearing, agreed to all conditions contained in Board's Planner and

Board's Engineer's reports. Applicant to submit the plans to the Fire Chief for review and comments, along with all other outside agencies. Board agreed to waive Sight Triangle subject to NJDOT approval, if required.

Motion to Open to public comments: (Crevino/Eachus) all ayes on voice vote.

No comments from the public.

Motion to Close to public comments: (Crevino/Eachus) all ayes on voice vote.

Motion to approve with variances & waiver: (Crevino/Blandino) all ayes on roll call.

Informal Hearing:

None

Discussion:

Board's Planner (Randy Scheule) Report:

Board's Planner, Randy Scheule, reviewed his June 15, 2023 Residential Accessory Building and Lot Coverage as a follow-up report with the Board. Discussions to be continued.

New Business

None

Old Business

None

Correspondence

None

Public Comment

Motion to Open to Public Comments: (DeSiato/Miller), all ayes on voice vote.

Matthew Cassidy spoke to the Board about existing non-conforming parcels.

Motion to close to Public Comments: (Eachus/Blandino), all ayes on voice vote.

Motion to adjourn (Eachus/Hitchner), all ayes on voice vote.

Meeting adjourned at 9:13 p.m.

Minutes submitted by Planning Board Secretary: Brenda Sharp