

Township of Pilesgrove Planning Board
Minutes
Held at the Pilesgrove Township Municipal Building
May 17, 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 - Absent
Bill Miller
Craig Lewis
Jeff Dobbs
Matthew Hitchner - Absent
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. Eachus and Mr. Chandler for Mr. Hitchner.

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

Motion to approve April 19, 2023 Minutes: (Crevino/Dobbs) all ayes on voice vote. (Not voting: DeSiato, Lewis and Peters)

Resolutions Memorializing the Board's Actions:

2023-001 John Robinson B: 87 L: 7 – Bulk Variance

Motion to approve: Crevino/Blandino – all ayes on roll call. (Not voting: DeSiato, Lewis, Peters)

2023-002 Friends Village LLC – B: 36, L: 8 & 9 – Partial Final Site Plan

Motion to approve: Dobbs/Crevino; all ayes on roll call (Not voting: DeSiato, Lewis, Peters)

2023-005 Edward J. Dolan, Jr. B: 28, L: 2.09 – Bulk Variance

Motion to approve: Miller/Crevino; all ayes on roll call (Not voting: DeSiato, Lewis, Peters)

2023-006 Auburn Road Properties – B: 24 L: 5 “Hoop House” Waiver of Site Plan

Motion to approve: Blandino/Miller; all ayes on roll call (Not voting: DeSiato, Lewis, Peters)

2022-006 North Point (Cold Storage) Water Tank B: 45 L: 1 & 7 – Administrative Change

Motion to approve: Crevino/Blandino; all ayes on roll call (Not voting: DeSiato, Lewis, Dobbs, String and Peters)

2021-021 John Robinson B:87 L7 & 7.01; Request for Extension for filing of Deeds

Motion to approve: Crevino/Dobbs; all ayes on roll call (Not voting: DeSiato, Lewis, Peters)

PUBLIC HEARING, NEW & CONTINUED:

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

* Applicant's attorney, Frank Hoerst, III, Esquire, emailed the Board's Solicitor and Board Secretary to request of the Board to move the Public Hearing to the June 21, 2023 Board Meeting without the necessity of renotifications (Chair String asked if anyone was at the meeting for this application). Planner's and Engineer's letters are continuing to be reviewed to address the professional's comments.

2023-004 Pilesgrove Storage B: 39 L: 18.03

Board Solicitor advised the Board that the Applicant did not provide notification and was not before the Board for Public Hearing.

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

Board Solicitor swore in Applicant, Scott Kirby. Applicant came before the Board to discuss his application for a pole barn with variance approval for lot coverage. Board Planner, Randy Scheule, discussed his report dated April 14, 2023 wherein the subject 2.02-acre property is located in the AR-1 Zone. The maximum permitted on the subject lot is 1,080 sf. Applicant is seeking a variance approval for 30' x 40' (1,200 sf), 10-foot-high pole barn for personal use and storage. Planner's report indicates that the proposed building height of 10 feet is compliant, and the waiver of the agricultural buffer requirement is recommended.

Motion to Open to public comments: (DeSiato/Dobbs) all ayes on voice vote.

No comments from the public.

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

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

Completeness Hearing:

None

Informal Hearing:

None

Discussion:

Annual Report:

Board's Planner, Randy Scheule, reviewed his Application Summary Report for applications approved by the Board from 2016-2022 and advised the Board that he also reviewed the Resolutions for further information to prepare his report. Scheule noted that the majority of variances were for lot coverage (at least 20) a large number of variances were granted for garage, sheds, and pole barns. Size was the primary variance granted, also variances for front yard, side yard and rear yard; however, size was the most variances granted. Board Planner suggested that the Board discuss how to move forward with having this information, possibly discussing it with the subcommittee, coming up with recommendations, etc.

2023-010 Auburn Realty Partners, LLC B: 2.08 L:2; B: 21 L:2; B: 2.08 L:2.01

Chair String advised the Board the Applicant submitted a letter to the Planning Board that afternoon withdrawing their Conceptual/Informal Review application and that the Work Session meeting scheduled for May 24, 2023 would therefore be cancelled, with notifying the Woodstown High School, and advertising the cancellation in the newspaper and on the Pilesgrove Township bulletin board and website.

*The May 24, 2023 **Work Session** Meeting was cancelled due to the report prepared by Scheule having been discussed at tonight's meeting.*

New Business

None

Old Business

None

Correspondence

None

Public Comment

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

With no comments from the public: Motion to close to Public Comments: (Lewis/Dobbs), all ayes on voice vote.

Motion to adjourn (Crevino/Valente), all ayes on voice vote.

Meeting adjourned at 9:20 p.m.

Minutes submitted by Planning Board Secretary: Brenda Sharp