

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

July 19, 2023

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

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

The Vice-Chair seated Mr. Chandler for Mr. String and Mr. Evans for Mr. Hitchner.

Board's Professionals were sworn in by Board Solicitor Joseph DiNicola, Sr. (who filled in for Joseph DiNicola, Jr).

Motion to approve June 21, 2023 Minutes: (Crevino/Eachus) all ayes on voice vote. (Not voting: Dobbs)

Resolutions Memorializing the Board's Actions:

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

Motion to approve: Crevino/Lewis – all ayes on roll call. (Not voting: Dobbs)

Completeness Hearing:

2023-012 Christopher & Joanna Mason B: 70 L: 3/673 Alloway-Woodstown Road Minor Subdivision

Board Solicitor swore in Applicants, Christopher and Joanna Mason. Applicants are requesting a minor subdivision to subdivide a lot on their family land to build a residential home.

James McKelvie, Board Engineer, reviewed his July 17, 2023 completeness review report. The subject property is located on the west side of Alloway-Woodstown Road, CR #603. Existing Lot 3 is shown as 75.74 acres in size and is undeveloped land. The property is located within the RR Restricted Residential Zoning District. The applicant proposes to create a new Lot 3.01 at the northeast corner of the property, fronting on Alloway-Woodstown Road. The proposed lot area is 7.0 acres in size. The remainder of Lot 3 is shown as 68.74 acres in size. No construction of improvements is shown on the minor subdivision plan, although the application states that the purpose for the subdivision is the construction of a new single-family home on new Lot 3.01.

Board Engineer McKelvie, noted that when the issues are addressed to the satisfaction of the Board, approval of the application should be conditioned upon: Approval of all agencies with jurisdiction, which may include, but shall not be limited to the following, Pilesgrove Township Tax Assessor, Salem County Planning Board, and the Salem County Health Department; submission of a certification from the applicant's engineer that all outside agency approvals have been obtained; copies of approvals to be submitted to Board's Engineer's; submission of ten (10) copies of a subdivision plan, revised in accordance with all conditions of approval established by the Board; review and approval of the lot numbers, legal descriptions and deeds and payment of all fees and posting of all required bonds and escrows.

Board Engineer advised that he has already received an email from Applicant's surveyor, Henry Engel, who confirmed that he will make the changes and submit his revised plans within the week as to recommendations contained in Board Engineer's report.

Solicitor DiNicola, Sr. swore in James Hackett, who owns and resides north of the property that is being subdivided. Mr. Hackett advised the board that there are three homes on the property, his home (located in Woodstown Borough) and the other two homes (Pilesgrove Township) owned by his daughters. All three lots are separate Lots and Blocks. Board Solicitor discussed his concern if this third minor subdivision causes it to now be a major subdivision, along with whether this requires set-backs requirements and requested that Applicant's Engineer (Henry Engel) to research these two items and report back to the Board. There was also a question about front yard setback along the county road to be researched by Board's Engineer, McKelvie.

Board Engineer, based on his review and report, advised the Board to grant completeness subject to previous referenced items.

Vice-Chairman DeSiato asked the Board if they had any questions and with no questions to Applicant or Professionals.

Motion to approve application for completeness subject to compliance with Engineer's report and revised plans (Crevino/Eachus) All ayes on voice vote.

PUBLIC HEARING, NEW & CONTINUED:

None

Informal Hearing:

None

Public Comment

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

No comments from the public.

Motion to Close to public comments: (Lewis/Dobbs) all ayes on voice vote.

Discussion:

Board's Planner (Randy Scheule) Report:

Board's Planner, Randy Scheule, reviewed his July 12, 2023 Residential Accessory Building and Lot Coverage as a follow-up to his previous reports on the topic of reducing the number of variances for residential accessory.

New Business

None

Old Business

None

Correspondence

None

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

*Meeting adjourned at 7:41 p.m. Minutes submitted by Planning Board Secretary:
Brenda Sharp*