

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

February 21, 2024

The Board Solicitor called the meeting to order at 7:00 p.m. He announced that the South Jersey Times and the Elmer Times were notified on December 28, 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 - Absent
Joe Crevino
Milton Eachus
Bill Miller - Absent
Craig Lewis
Jeff Dobbs
Joe Blandino
Ruth Peters

Alternate #1 Jeremy Chandler
Alternate #2 Ben Evans
Alternate #3 Scott Kirby
Alternate #4 Christopher Quirk

Board's Professionals were sworn in by Board Solicitor Joseph DiNicola, Jr. (*Board Planner Randy Scheule was absent*)

The Board Chair seated Mr. Chandler for Mr. DeSiato, Mr. Evans for Mr. Miller.

Motion to approve January 17, 2024- Reorganization Meeting Minutes: (Blandino/Crevino), all ayes on voice vote.

Motin to approve January 17, 2024 - Meeting Minutes: (Crevino/Dobbs), all ayes on voice vote.

Resolutions Memorializing the Board's Actions:

2024-002 Linda Dolbow B: 21 L: 10.02 Bulk Variance

Motion to Approve: (Crevino/Lewis) - all ayes on roll call vote.

2023-019 SMS Rail Service, Inc. B: 73 L: 1 – Use Variance

Motion to Approve: (Peters/Blandino) – all ayes on roll call vote.

(Abstained: Eachus) Not voting: Crevino/Lewis) Board Chair requested votes from Kirby & Quirk – all ayes).

Determination of Completeness:

2024-003 Leopardi-Millis B: 2.03 L: 9 (Bulk Variance)

Board Solicitor swore in Applicants. Board Engineer McKelvie reviewed Board Planner's report dated February 16, 2024. Assessment records indicate the 1.52-acre property is improved with a 2,568 SF single-family home constructed in 1980. The survey indicates irregular shape of the lot, and the relative locations of the dwelling, driveway, and other site improvements. The property is located in the Single-family Residential (SR) Zone. Applicant proposes a 30' x 40' (1,200 SF), 21.5' high pole building, setback 15' from the side property line and 89.5' from the rear line. Variance approval is required for building (garage) size 1,080 SF permitted; 1,200 SF proposed.

Review Comments:

1. Residential garages are limited to 1,080 SF and 25' in height. Accessory buildings are to be located a minimum of 15' from side and rear lot lines, and a minimum of 20 feet from other buildings.
2. Variance relief is required for building size; 1,080 SF permitted; 1,200 SF proposed.
3. The proposed pole building complies with the allowable height, required rear setback, and distance between buildings.
4. Based on the information provided, it appears that the percentages of building coverage and lot coverage will conform to the ordinance.

Board Engineer McKelvie advised the Board that the Application can be deemed complete and with no questions from the Board:

Motion for Completeness: (Crevino/Dobbs) all ayes on roll call.

2024-004 Jim Parente B: 7 L: 4 (Minor Subdivision)

Board Solicitor swore in Applicant, Jim Parente. Board Engineer McKelvie reviewed his Completeness Review report dated February 16, 2024. The subject property is located on the west side of Kings Highway, CR #620 and also has frontage on Auburn Road, CR #602. Existing Lot 4 is approximately 4.34 acres in size, and contains an existing dwelling with patios and deck, frame building and driveway. The property is located

within the SR Single Family Residential Zoning District. The applicant proposes to subdivide Lot 4 into two (2) lots such that proposed Lot 4 is 1.71 acres in size with frontage on Kings Highway, CR #620; and proposed Lot 4.02 is 2.62 acres in size with frontage on Auburn Road, CR #602. The purpose of the subdivision is to sell one (1) new building lot. A proposed dwelling on proposed Lot 4.02 is shown on the plan. The existing frame building will be located on proposed Lot 4.02. A variance may be needed to allow an accessory structure on the new lot prior to construction of a principal structure. Board Engineer advised the Board that there is no objection to the application being deemed complete, subject to the need for a variance being confirmed.

Motion for Completeness: (Crevino/Dobbs) all ayes on roll call.

2024-005 Richman Center, LLC B: 29 L: 17 (Use Variance/Minor Site Plan)

Board Solicitor swore in Applicant's Engineer, David Kreck, representing the Applicant.

(Board Member Lewis stepped down – Board Member Kirby seated for Lewis. Board Member Crevino stepped down – Board Member Quirk seated for Crevino)

Board Engineer McKelvie reviewed Board Planner Scheule's Completeness review report dated February 15, 2024. Applicant proposed a specialty wood millwork operation with outdoor storage of product and raw materials. Applicant proposes the continued use of existing gas service and potable water well. Existing electrical service is to be upgraded in coordination with Atlantic City Electric. Sanitary facilities are to be provided by a portable holding tank. The property is currently occupied with improvements from the former Richman's Ice Cream restaurant, and a cellular communications tower.

The application indicates that the specialty millwork operation involves the following activities:

Full use and occupation of two existing accessory buildings, and partial use of the principal building, Outdoor storage of raw materials, i.e., wood and steel racking, Outdoor storage of raw materials to be screened from public view, Hours of operation: Monday through Saturday, 7 AM to 5 PM.

Maximum of 12 employees, Employee parking within existing parking lot, Site will not be open to the public; site visitation by appointment only. The following site modifications are proposed:

- Outdoor storage of raw materials and products
- Landscaping along the street frontages, including removal of approximately 6,600 SF of pavement
- Existing lighting and fixtures to remain, with additions as required to illuminate use areas
- All debris and items disassociated with the proposed use to be removed. The following building modifications are proposed
- Removal of existing dwelling and sheds
- Partial demolition and removal of principal building and replacement of roof
- Internal modifications to interior or principal structure to facilitate wood millwork operation

Waivers have been requested for the following: The location of existing and proposed property lines, streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes, and any natural features such as treed areas, both within the tract and within 50 feet of its boundary. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes, and depressions, both within the tract and within 100 feet of its boundaries or beyond, as necessary to determine offsite drainage impacts. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetland transition areas, and non-wetland areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such delineation or certification in the form of a letter of interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP)

The location of existing and proposed property lines (with bearings and distances), streets, structures (with their numerical dimensions and an indication as to whether existing structures will be retained or removed), parking spaces, loading areas, driveways, watercourses, railroads, bridges, culverts, drainpipes, and any natural features such as treed areas, both within the tract and within 100 feet of its boundary. Delineation of streams, ponds, floodplains, marshes, wetlands, and lands subject to flooding within the tract and within 100 feet thereof. Plans of proposed improvements and utility layouts and letters from utility companies, appropriate county and state agencies as required by ordinance.

Motion for Completeness conditioned upon applicant providing paid taxes certification: (Eachus/Peters) all ayes on roll call.

Public Hearing:

2024-001 Salvatore Leone B: 14 L: 6.06 Lot Line Adjustment

Board Members Eachus & Dobbs stepped down. Chair seated Board Member Chandler for Mr. Eachus and Board Member Evans for Mr. Dobbs.

Board Solicitor swore in Applicant, Charles Leone, who was appearing on behalf of Salvatore Leone.

Board Solicitor advised the Board that Mr. Leone is seeking Lot Line Adjustment - Minor Subdivision for Block 14, Lots 6 & 6.06. Board Solicitor further advised the Board that this is an agricultural subdivision. Board does not have jurisdiction over the application to approve it, only to make a determination that the purpose of the subdivision is to furtherance as an agricultural property – part of Right to Farm Act. The deeds and egal description are to be submitted to Board Solicitor and Board Engineer for approval.

Applicant advised that the Board that he purchased the property back in August 2023, and with speaking with the neighboring property owner Carol Verechia, the property that he purchased runs in her family, and they agreed to have a portion of the property to return to Ms. Verechia (with an Agreement of Sale) to continue farming the property being sold to Ms. Verechia. Board Solicitor then swore in Carol Verechia who placed testimony on the record that she will continue to farm the proposed property. Board Solicitor advised the Board that the property is not being subdivided to build homes, only for agricultural purposes. With no questions from the Board, a motion was requested.

Motion to deem the Lot Line Adjustment - minor subdivision for agricultural purposes: Crevino/Peters, all ayes on voice vote.

New Business

None

Discussion:

Review of Proposed Tree Land Use Ordinance #24-01

Board Solicitor discussed with the Board Ordinance #24-01, amending the Pilesgrove Township Code Chapter 145 "Land Use". The purpose of the ordinance is to establish requirements for tree removal and replacement in Pilesgrove Township to reduce soil erosion and pollutant runoff, promote infiltration of rainwater into the soil, and protect the environment, public health, safety, and welfare.

Motion to deem Ordinance #24-01 consistent with Master Plan: (Crevino/Blandino), all ayes on voice vote.

Public Comment

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

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

Old Business

None

Correspondence

None

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

Meeting adjourned at 7:38 p.m.

Minutes submitted by Planning Board Secretary: Brenda Sharp