

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

March 20, 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 - Absent
Bill Miller
Craig Lewis
Jeff Dobbs
Joe Blandino
Ruth Peters

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

Board's Professionals were sworn in by Board Solicitor Joseph DiNicola, Jr.

The Board Chair seated Mr. Evans for Mr. DeSiato, Mr. Kirby for Mr. Eachus.

Motion to approve February 21, 2024 - Meeting Minutes: (Crevino/Peters), all ayes on voice vote.

Resolutions Memorializing the Board's Actions:

2024-001 Salvatore Leone B: 14 L: 6 & B: 14 L: 6.06 Lot Line Adjustment

Motion to Approve: (Crevino/Blandino) - all ayes on roll call vote. (Not voting: Dobbs)

Public Hearing:

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

Board Solicitor swore in Applicants who are proposing a 30 x 40 pole barn.

Board Planner Scheule reviewed his February 16, 2024 report with the Board,

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: 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. Variance relief is required for building size; 1,080 SF permitted; 1,200 SF proposed. The proposed pole building complies with the allowable height, required rear setback, and distance between buildings. Based on the information provided, it appears that the percentages of building coverage and lot coverage will conform to the ordinance.

Motion to Open to the Public: Dobbs/Peters

Tom Haaf spoke to the Board on behalf of Ms. Green, who is the neighbor adjoining the property of the Applicants. Mr. Haaf raised concerns about the setback, potential drainage issues along with the aesthetics of the pole barn. The board suggested adding gutters to direct water away from neighboring properties and discussed landscaping to improve aesthetics.

Motion to Close to the Public: Dobbs/Peters

Motion to approve the Bulk Variance with gutters, drainage back to the easement and landscaping approved by Board Planner: Peters/Blandino, all ayes on voice vote (Crevino's vote: No)

New Business

None

Discussion:

Resolution No: 2021-026 - Evergreen Environmental, LLC B: 14, L: 9:

The Board addressed a letter dated March 12, 2024 received from Ryan J. Scerbo, General Manager/General Counsel for Evergreen Environmental, LLC. Mr. Scerbo

addressed in his correspondence the agricultural operations to a previously applied application (2021-011) for approval of a Bulk Variance for the installation of an 8- foot deer exclusion fence to secure a portion of the property. Board Solicitor DiNicola advised that Evergreen Environmental, LLC should file a new application for a “special question” before further review.

Public Comment

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

Public comment was briefly opened, with one resident who shares the fence line with the property (Carol Verechia) expressing interest in the proceedings regarding Evergreen Environmental, LLC and potential property tax exemptions.

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

Continued Discussion:

Board Planner Scheule reviewed his Master Plan & Zoning Review Reports with the Board and Professionals and with moving forward the recommendations to the Township Committee for review. Board will prepare a report for the Township Committee. Board Planner Scheule further discussed his January 12, 2024 memo on landscaping berms, design standards for landscaping and berms and visual screenings. Board Chair String confirmed that definition is necessary for berms and screenings in the ordinances.

Correspondence

None

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

Meeting adjourned at 7:54 p.m.

Minutes submitted by Planning Board Secretary: Brenda Sharp