

**Township of Pilesgrove Planning Board**  
**Minutes**  
**Held at the Pilesgrove Township Municipal Building**  
**April 19, 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 -Absent  
Joe Crevino  
Milton Eachus  
Bill Miller  
Craig Lewis - Absent  
Jeff Dobbs  
Matthew Hitchner  
Joë Blandino

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

The Chair seated Mr. Chandler for Mr. DeSiato and Mr. Valente for Mr. Lewis.

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

*Motion to approve March 15, 2023 Minutes: (Crevino/Eachus) all ayes on voice vote. Not voting: Dobbs )*

**Resolutions Memorializing the Board's Actions:**

None

**Completeness Hearing and/or Public Hearing:**

**2023-004 Washington Street Partners/Pilesgrove Storage B: 39/L:18.03:**

Board Solicitor swore in Alec Urbano – Collier Engineering & Design.

Board Planner, Randy Scheule, reviewed his April 12, 2023 Planner's Report- letter of completeness with the Board and applicant. The subject property consists of 4.09 acres and is improved with six self-storage buildings. Applicant is proposing to add two additional self-storage buildings and recreational vehicle parking. Scheule noted there were multiple waivers requested for Use Variance, Preliminary and Final Site Plan. Scheule also noted that there were four items not addressed as to the Final Major Site Plan checklist. Applicant is requesting simultaneously Preliminary and Final approval. Scheule advised the Board that they may deem the application complete pending the additional information outlined in his report to be provided by applicant.

Mr. Urbano discussed with the Board the items requested in Scheule's report which will be provided to the Board's professionals for review prior to public hearing.

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

*Motion to approve Washington Street Partners/Pilesgrove Storage's application for Preliminary and Final Major Site Plan for B:39, L:18.03 complete with the understanding the applicant will work to meet the Boards satisfaction on all items needed. (Hitchner/Dobbs) All ayes on voice vote. Not voting: Crevino)*

**2023-005 Edward J. Dolan, Jr. B: 28 L: 2.09:**

Board Solicitor swore in the Applicant.

Board Planner, Randy Scheule, reviewed his April 14, 2023 Planner's Report with the Board. Applicant is seeking Bulk Variance for impervious coverage from the existing 12% to 14%. The subject property is 2.02 acre with a single-family home, patio, shed and driveway. The property is located in the AR-1 Zone. The applicant is proposing demolition of an existing wood deck, with the addition of a patio, deck, and sunroom. Items missing from Checklists #1 & #6 are not essential to deem the application complete. Scheule advised that he reviewed the NJ-Geo Web and determined that the property is not considered wetlands.

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

*Motion to approve Completeness (Crevino/Blandino) All ayes on roll call.*

Board Solicitor suggested to the Board to move forward with Public Hearing as the Applicant submitted appropriate notification and was in compliance.

Mr. Dolan discussed with the Board his request for the bulk variance.

String opened questions to the Board – Mr. Scheule advised that the applicant is asking for a slight increase to build the sunroom, deck and that he feels that it is reasonable.

*Motion to Open to public comments: Dobbs/Eachus – all ayes on voice vote.*

No comments from the public.

*Motion to Close to public comments: Crevino/Hitchner – all ayes on voice vote.*

*Motion to approve bulk variance for Completeness and Public Hearing:*

*Blandino/Crevino – all ayes on roll call.*

### **2023-006 Auburn Road Properties B: 24 L:5**

Board Solicitor swore in Applicant (Scott Donnini) and applicant's attorney, William Horner, Esquire.

Board Planner Scheule discussed with the Board his April 14, 2023 Planner's Report. Applicant is seeking completeness for Site Plan with waivers. Applicant currently operates a vineyard and winery with prior use variance, site plan and subdivision approvals from the Planning Board. Applicant is now seeking a waiver of site plan approval to use a recently constructed "hoop house" greenhouse for agricultural production and as a space for wine tastings, dinners, and other special events. Scheule discussed the waivers requested from Applicant, and advised the Board that they may waive the requirement for site plan review and approval if it is determined that the proposed "hoop house" is consistent with prior approvals, and will not change the nature of on-site activities, intensify the use, or necessitate changes to existing circulation, drainage, building arrangement, lighting, landscaping, or other typical site plan considerations. Applicant shall remain subject to all conditions attached to all previous approvals. Scheule commented that vineyards and wineries are recognized by the State Agriculture Development Committee as agricultural uses.

Eachus asked if a permit was necessary, with Applicant Donnini advising that he is in the process of obtaining a permit.

Donnini also advised that they are working with an Architect Engineer for design for restrooms and ADA compliance.

*Motion to deem complete: (Crevino/Eachus) all ayes on voice vote.*

The Board Solicitor advised the Board that this is a waiver of site plan and under the Municipal Land Use Act Ordinance, the applicant is not required to notification and applicant has jurisdiction to hear the application.

Applicant's attorney (William Horner, Esquire) discussed the applicant's request for a 22 x 61 "hoop house". String asked if the capacity would increase significantly, Donnini advised that there would be a 2 1/2 hour time limit with 260 people on the property, with a potential adding 40 people. Donnini advised the Board there is adequate parking.

*Motion to Open to public comments: (Blandino/Hitchner) all ayes on voice vote.*

No comments from the public.

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

*Motion to approve waiver of site plan: (Crevino/Valente) all ayes on roll call.*

**2023-007 Richman Center, LLC B: 29 L: 17: (Use Variance  
Completeness/Site Plan Waiver)**

Board Solicitor swore in David Kreck (The Pettit Group, LLC) and Thomas Frank.

The Board's Planner Scheule discussed his April 17, 2023 Planner's Report with the Board. Applicant is proposing a specialty wood millwork operation with outdoor storage of raw materials. The property is currently occupied by the former Richman's Ice Cream facility. Applicant is requesting use variance approval and is requesting a waiver of site plan approval. There were numerous items missing from Checklist #1 and #6.

Scheule advised the Board that the use variance may be deemed complete pending verification of taxes being paid, and the Board's consideration of the requested checklist waivers. Scheule's review comments contained in his report states that the use variance approvals are required to permit the proposed millwork operation, which is not permitted in the Neighborhood Commercial zone, and to allow for multiple principal uses (cell tower) on the property. Section 145-13 prohibits more than one principal use on a single lot.

Scheule further stated that considering the nature of the proposed millwork operation and associated improvements, waiver of a site plan is not recommended at this time.

The applicant discussed that the approvals are minimal - there will be landscaping improvements and is working with the Township committee on a redevelopment plan to improve the facility. They are trying to bring the site up to a better aesthetic appearance by removing some of the buildings jet outs, other disarray structures by storing outdoor raw materials, working within the paved area of the site.

Board members Dobbs & Eachus stated that Applicant should provide a site plan.

Applicants were asked if they were working with the County or State for the changes - they have not - they submitted an application to the Planning Board due to being cited with a "cease and desist" notice and to appear before the Board for a use variance.

Miller directed a question to Board's professionals as to the applicant working on the redevelopment zone with council now, how does that intertwine with the Planning Board approvals.

Solicitor DiNicola advised the Board that the Use Variance can be deemed complete based on Board's Planner testimony and subject to applicant submitting a minor site plan application with whatever waivers the applicant deems necessary.

*Motion to approve completeness for use variance conditioned upon applicant's submission of a minor site plan application with waivers: (Blandino/Miller) all ayes on voice vote.*

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

The Board Solicitor swore in Applicants.

Board Planner Scheule discussed his April 14, 2023 Planner's Report. Applicant is seeking bulk variance with waivers for a proposed 30' x 40' (1,200 sf), 10-foot-high pole barn for personal use and storage. Scheule advised the Board that the waivers requested are reasonable and that he also checked the NJ Geo website, and that the property is not situated on wetlands. He suggested that the Board grant the bulk variance with waivers.

*Motion to approve completeness: (Dobbs/Miller, all ayes on voice vote.*

**Informal Hearing:**

**2023-009 SMS Rail Service, Inc.**

Applicant's attorney, Frank Hoerst, III, Esquire, addressed the Board with what his client is presenting to the Board and proposing as to the Applicant's future vision of SMS Rail Service.

Applicant, Jim Pfeffer – SMS Rail Service, discussed the plans to utilize a corner of the property on Woodstown-Alloway & East Lake Road. The plan is to develop common carrier railroad freight traffic – put up portable shed type buildings to sell tickets for rail bikes. Mr. Pfeffer further stated that he was before the Board to seek their input, guidance, etc. Specifically, with wanting to open a dialog to discuss and meet potential regulations to avoid any misconceptions.

Chairman String discussed with the Applicant that this would be a site plan submission with the appropriate required permits.

Board member Crevino questioned the condition of the site, particularly the issue of water on the property. Hoerst advised that their Engineer will be addressing the flooding issue, storm water maintenance, parking, restrooms, etc.

Solicitor DiNicola advised that the Applicant was coming before the Board as a 'courtesy hearing', the applicant was before the Board to have an opportunity to present what they are proposing to do with utilizing the Planning Board's feedback.

Hoerst advised that they have engaged an Engineer to do whatever is necessary to be up and running shortly, and to address the water drainage. Hoerst also noted that he will be discussing with the Board's Engineer & Planner (McKelvie/Scheule) to move forward in accordance with the Planning Board's conditions/suggestions.

DiNicola advised that the applicant should come back in with a minor site plan, with waivers, with addressing drainage.

**PUBLIC HEARING, NEW & CONTINUED:**

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

\*Public Hearing moved to the May 17, 2023 Board Meeting without the necessity of renotifications. Planner's letter & Engineer's letter to be reviewed with the applicant with their attorney to address the professional's comments.

*8:24 pm – Chairman String stopped the meeting for a brief recess.  
8:35 pm – Chairman String resumed the meeting.*

**2023-001 John Robinson B: 87 L:7 (Bulk Variance)**

Solicitor DiNicola advised the Board that the Applicant applied for a bulk variance for a pole barn, he had previously notified the appropriate property owners within 200 ft but failed to publish the notice in the appropriate newspaper as required and, therefore, his approval was null and void. DiNicola advised the Board that the Applicant has now properly notified the property owners (again) and published the notice in the newspaper and is back before the Board to proceed with the public hearing.

Solicitor swore in Robinson and put on the record that testimony was given at the February 15, 2023 meeting, to become a part of the record for this meeting, and if anyone from the public wanted to hear that testimony, to contact the Board Secretary.

Robinson discussed with the Board his application seeking a bulk variance to construct a 32 x 48 pole barn with variances for a slight reduction in setbacks (side yard and rear yard) of 20 feet from the rear and side property lines.

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

No comments from the public.

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

*Motion to approve bulk variance with variances: (Blandino/Crevino) all ayes on roll call. Not voting: Eachus/Hitchner/Evans*

**Discussion:**

**2021-021 John Robinson B: 87 L: 7 & 7.01**

*\*Eachus & Hitchner stepped down*

Solicitor DiNicola discussed with the Board that applicant had previously received subdivision under Resolution #2022-09 and was required to file the subdivision Deeds within 190 days. Those Deeds have not yet been filed by the applicant. Under the Municipal Land Use Act, the Board can grant the applicant a one-year extension, retroactive back to the time the extension was up.

*Motion to approve the extension to file the subdivision deeds: (Dobbs/Crevino), all ayes on roll call.*

**2022-06 North Point (Cold Storage) Water Tank B: 45 L: 1 & 7**

*\*Chairman String & Member Dobbs stepped down. Member Eachus seated for Chairman String.*

The Board Solicitor noted that this was not an official application before the Board. Applicant is installing a small tank, noting that the applicant is coming to the Board asking for an administrative change on the plans and site plan approval is not necessary.

Applicant's attorney, Jeff Chang, Esquire, reminded the Board that final site plan with variances approval was granted in June of 2022.

Board Solicitor swore in Applicant's Engineer, Matt Smith (Manhard Engineering). Smith discussed with the Board that it was thought that the lot had well water; however, they have since discovered that is not true. Therefore, a storage tank is necessary. Smith advised that the tank would hold 46,000 gallons of water. Solicitor DiNicola asked if it would require any variances, Smith advised that it does not.

Planner Scheule advised that he did not do any formal review, but he did review the prior approved resolution and all requirements, and that it complies with the required setbacks and that it is in conformance with the ordinance regulations. The Board's professionals discussed and thought it would be best to have the applicant appear before the Board to discuss and have approval as an administrative change on the plans.

Smith advised the Board that they have submitted an application with DEP to drill a new well.

*Motion to allow installation as described by applicant to be treated as an administrative change by Engineer. All in favor – all ayes on voice vote.*

*String rejoined the meeting as Chair, Dobbs as Board member.*

**2023-002 Friends Village LLC B: 36 L: 8 & 9**

Applicant's attorney, Jennifer Smith, Esquire, discussed with the Board that they are seeking approval for Final Major Site Plan along with two design exceptions for the existing real estate building to be renovated as a marketing and design center, with keeping the building looking like a residential appearance, with residential type post lighting and to allow the driveway to remain without curbs. Public notice was provided, even though it was not required.

Kelly Mills, Executive Director of Friends Village, was sworn in by Solicitor DiNicola.

Ms. Mills explained to the Board that it is necessary for the existing building to be approved now to have future residents meet with the sales and marketing teams to pick out the finishings, etc.

David Fowles, Architect with KDA, was sworn in by Solicitor DiNicola. Mr. Fowles discussed that applicant is seeking approval for final major site plan for proposed renovations to two existing structures that was previously used as real estate office which are to be converted into marketing, design center and home and hospice care offices. The ADA ramps, steps and decks on the approved preliminary plans have been replaced with a 244 square foot deck and accessible lift between the two buildings. Exhibit A-1 "Market Building Floor Plans" was marked and placed on the record. Ms. Smith discussed Board Planner's report dated April 13, 2023 as the proposed sign and lighting. The sign would be 8.5 SF with a height of 4.8 FT setback one foot from the front-line property. A design waiver from strict compliance with the ordinance requirements is being requested as to the lighting of the parking area. Applicant is proposing a residential pole lighting fixture (7ft). Exhibit A-2 "Landscape & Signage".

The Board Solicitor swore in Andrew Hogg (Land Dimensions Engineering – Professional Engineer). Mr. Hogg advised that they have received Resolution approval from Woodstown Planning Board for sewer and are still working on obtaining the water and are about to receive soil erosion approval. The site is on private well & septic. Ms. Smith discussed Board Engineer's McKelvie report dated April 18, 2023, drainage and stormwater management, a lighting design waiver is being requested to install lighting more in the line of a residential lighting and not commercial lighting. Exhibit A-3

Ms. Smith advised that they would comply with the suggestions contained in both the Board's Planner & Engineer's letters.

*Motion to Open to public comments: Eachus/Crevino– all ayes on voice vote.*

No comments from the public.

*Motion to Close to public comments: Crevino/Dobbs– all ayes on voice vote.*

*Motion to approve Final Major Sight Plan with modification to the preliminary approved plan: Crevino/Dobbs, all ayes on roll call.*



**Discussions Cont.:**

1. 2023-010 Auburn Realty Partners. An application was received for an Informal Review Hearing. The Board discussed the anticipated public turnout (and being over the fire capacity limit in the Township building) and to list the Informal Hearing at the Board's work session (May 24, 2023) with possibly holding the meeting at the Woodstown-Pilesgrove Regional High School. Board Secretary to contact the high school to discuss holding the meeting in their auditorium.
2. Scheule is continuing to finalize his report and will have his report ready at the Workshop meeting on May 24, 2023.

**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: Crevino/Dobbs, all ayes on voice vote.*

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

*Meeting adjourned at 9:20 p.m.*

*Minutes submitted by Planning Board Secretary: Brenda Sharp*

