

**Township of Pilesgrove Planning Board**  
**Minutes**  
**Held at the Pilesgrove Township Municipal Building**  
**February 15, 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 noticed on January 12, 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  
Bill Miller  
Jeff Dobbs  
Matthew Hitchner - Absent  
Joe Blandino

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

The Chair seated Mr. Chandler for Mr. Hitchner.

*Motion to approve Minutes:*

*January 18, 2023: Re-Organization Minutes (DeSiato/Crevino) all ayes on roll call. (Not voting: Lewis/Eachus)*

*January 18, 2023: Re-Organization Close Session Minutes (Crevino/Dobbs) all ayes on roll call. (Not voting: Lewis/Eachus)*

*January 18, 2023: Regular Meeting Minutes (Crevino/Dobbs) all ayes on roll call. (Not voting: Lewis/Eachus)*

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

**Resolution Memorializing the Boards Actions:**

**2022-15 North Point Pilesgrove Industrial, LLC Septic-Waste Water Treatment Facility  
Block 45, Lots 1 & 7 (proposed Lot 1.06)**

Memorializing the Board's action to approve Preliminary & Final Site Plan approval with Bulk Variances: *Motion to approve: Crevino/DeSiato, all ayes on roll call with String/Lewis/Dobbs/Eachus not voting.*

**Completeness Hearing & Informal Review:**

None

**PUBLIC HEARING, NEW & CONTINUED:**

2023-001 John A. Robinson, II – Bulk Variance B: 87 L: 7 (528 Commissions Pike)

Solicitor swore in Mr. Robinson with Applicant Robinson placing his name and address on the record. *(Chandler seated for Hitchner/Valente seated for Eachus)*

Solicitor placed on the record that he received and reviewed the Proof of Notification and has approved same. Solicitor stated the application was deemed for completeness at the Jan 18, 2023 meeting for Bulk Variance. Solicitor further advised that the Minor Subdivision that was approved last year, as a condition of approval, those Deeds are to be finalized and recorded prior.

Applicant Robinson advised the Board that he wants to construct a 1500 sf pole barn for storage, two garage doors that would face into the property. He also wants to install solar panels on the roof of the pole barn.

Miller asked what setbacks applicant is seeking. (Planner Scheule advised the Board that the required rear yard and side yard setback is 30 ft from the property line). Applicant is seeking a variance of 20 ft rear yard and side yard setback.

Professional McKelvie asked applicant if he was intending to regrade the property, to which applicant stated that he does not intend to regrade. Professional McKelvie therefore suggested that the applicant provide a proposed grading plan. Professional

*Motion to Open to Public: (Crevino/Dobbs) all ayes.*

No comments from the public.

*Motion to Close to Public: (DeSiato/Crevino) all ayes.*

*Motion to approve Bulk Variances for construction of a Pole Barn: Variance for the approximate size; variance for rear and side yard setbacks; variance for size & lot coverage, with conditions that the minor subdivision Deeds to be finalized and filed; grading plan to be submitted to Professionals, and applicant to comply with all conditions and comments the Board Planner's review letter. (Blandino/Crevino) all ayes on roll call. (Note voting: Eachus).*

### **Discussion:**

None

### **New Business**

Chair String asked Board member Crevino if the Township Committee has discussed having Professional Scheule review and prepare a report for past approved ordinances. Crevino advised that the Township Committee is currently working on the budget, and they are looking to provide funds for Professional Scheule to review past five (5) years Ordinances and to provide his report for the Board.

Miller suggested that the fourth (4<sup>th</sup>) Wednesday in March be a work session to review and discuss Professional Scheule's report regarding the past approved variances.

Solicitor DiNicola advised the Board that he received a call from a representative from the railroad. He is suggesting that they will be coming to the Board for structures not related to the rails (gift shop, maintenance shop) Solicitor stated that his conversation was short with the representative from the railroad as he didn't feel comfortable discussing this as they have not filed an application at this time to the Board.

Chair String advised that he received a letter from the Alaimo Group thanking the Board for the reappointment as Planning Board Engineer.

### **Old Business**

None

### **Correspondence**

None

### **Public Comment**

*Motion to Open to Public Comments: Crevino/Dobbs*

*With no comments from the public: Motion to close to Public Comments: Lewis/Dobbs*

*Motion to adjourn (Crevino/Dobbs) all ayes on roll call.*

*Meeting adjourned at 7:28 p.m.*

*Minutes submitted by Planning Board Secretary Brenda Sharp*