

Township of Pilesgrove Planning Board
Minutes
Held at the Pilesgrove Township Municipal Building
March 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 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.

**Alternate Board Member, Ben Evans, was sworn in by Board Solicitor DiNicola.*

Roll Call

Members:

Jeff String, Chair
Mark DeSiato, Vice Chair
Joe Crevino
Milton Eachus
Bill Miller
Craig Lewis - Absent
Jeff Dobbs - Absent
Matthew Hitchner
Joe 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. Dobbs, Mr. Valente for Mr. Lewis.

Motion to approve February 15, 2023 Minutes: (DeSiato/Blandino) all ayes on roll call. (Not voting: Hitchner/Evans)

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

Completeness Hearing & Public Hearing:

2023-002: Friends Village, Inc. B: 36, L: 6-9/B: 37, L: 1 *Final Approval (Marketing Office)*

Board Solicitor DiNicola swore in Kenneth D. McPherson III, Esquire (Gibbons PC) and Project Engineer, Andrew Hogg, Land Dimensions Engineering. Mr. McPherson acknowledged that the Executive Director of Friends Village, Kelli Mills, was also present in the audience.

Mr. McPherson discussed with the Board the applicant's request for approval of final site plan with waivers, noting that applicant was before the Board last year for approval for expansion of the property. The application is for a Final Major Site Plan approval for proposed renovations to the existing two buildings on Lot 9, which were previously used as a real estate office and applicant is now seeking to convert into marketing office.

Mr. Hogg reviewed and discussed the waivers that Applicant was seeking with the Board as follows:

Checklist #5:

1. A copy of the signed preliminary plat or plan in conformance with the Resolution of approval.
2. Cross sections, plans, profiles and established grades of all streets, aisles, lanes, and driveways, including center line geometry and horizontal alignments with bearings, radii and tangents.
3. Letter directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the district as required by ordinance.
4. Certification, in writing, from the applicant to the Board that the applicant has:
 - a. Installed all improvements in accordance with the requirements of this chapter and the preliminary approval; and/or
 - b. Posted a performance guaranty in accordance with § 145-61 of Chapter 145, Land use.
 - c. A statement from the Township Engineer that: all installed improvements have been inspected and as-built drawings have been submitted; and those installed improvements that do not meet or exceed township standards shall be factored into the required performance guaranty.

Checklist #6:

1. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP) indicating the absence of freshwater wetlands, or indicating

the presence and verifying delineation of the boundaries of freshwater wetlands;
or

2. A letter of exemption from the NJDEP certifying that the proposed activity is exempt from the Freshwater Wetlands Protections Act, and regulations promulgated thereunder; or
3. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands. The Planning Board may waive the above requirements where it can be established by the applicant and verified by the Board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant.

Board Planner Scheule discussed his March 10, 2023 Planner's Report. Applicant is seeking final major site plan approval for proposed renovations to two existing structures that were previously used as a real estate office located on Block 36, Lot 9, 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 deck and accessible lift between the two buildings. Ten (10) parking spaces at the office, 24-foot-wide driveway and 4-/5 foot wide walkway are proposed to connect Lots 8 & 9 to the Friends Village campus. Board Planner Scheule advised that the requested waivers applicant was seeking and confirmed that they were reasonable and that the application should be deemed complete.

Motion to approve Completeness: Crevino/Hitchner, all ayes on roll call. Not voting: Evans.

Completeness – Preliminary & Final Major Site Plan

2023-003 Travis Zigo/Cowtown Cowboy Outfitters & Bullhide Brewery: Block 24, Lot 13, 765 Route 40

Frank J. Hoerst, III, Esquire appeared before the Board to discuss Planner's report of March 10, 2023 and acknowledge that the following will be complied with:

1. Revise the plans to add the telephone number developer to the plans.
2. Location and species of all existing individual trees or groups of trees having a caliper of six inches or more measured three feet above the ground level shall be shown within the portion(s) of the tract to be disturbed as a result of the proposed development, indicating which trees are to remain and which are to be removed.
3. Concerning major site plans only, detailed floor plans and signed and sealed, scaled architectural elevations as required by ordinance.
4. Letters directed to the Chairman of the Board and signed by a reasonable official of all utility companies.

Planner Scheule reviewed his report of March 10, 2023 with the Board, advising that applicant is requesting preliminary and final site plan approvals to permit expansion of

the existing 5,760 sf retail space “Cowtown Cowboy Outfitters” to create an additional 3,675 sf of retail/commercial space and a 25-seat microbrewery. The enlarged building will include 1,526 sf room for brewery equipment and 2,674 sf of storage space.

The plan designates 63 parking spaces, and a loading area at the rear of the building.

Motion to approve Completeness (Crevino/Blandino) all ayes on roll call. (Not voting: Evans)

PUBLIC HEARING, NEW & CONTINUED:

None

Discussion:

Board Planner Scheule asked if his proposal for the Variance Report submitted to the Township Committee has been approved. Crevino confirmed that the Township Board has discussed his proposal and approval will be forthcoming.

New Business

Miller has asked if the Board would discuss and consider revising the required amount of plans submitted with new applications, as eighteen (18) seems excessive with the ability to have the documents on a USB and downloaded/sent to the Board members, Professionals. Solicitor DiNicola advised that this proposed change would need to be approved by the Township Committee, with a required Ordinance, and it was suggested that both Boards (Township & Planning) meet to discuss these issues, along with any other suggested changes to the application process.

Valente asked Crevino as to the status of the Richmond building (due to the condition of the building, the property), Crevino discussed that the Township Committee has been actively involved with having the building/site cleaned up, etc.

Valente spoke with people associated with the Rec center that there is interest out of the Recreation Committee in installing a pickleball court for the aging population. Crevino suggested that the Recreation Committee should either write a letter or come to a meeting to express their interest regarding this .

Miller suggested that the proposed Work Session meeting that was tentatively scheduled for March 22, 2023 be rescheduled for April 26, 2023, if needed.

Old Business

None

Correspondence

None

Public Comment

Motion to Open to Public Comments: Eachus/DeSiato, all ayes on roll call.

Ed Dolan stated that he was looking to schedule a time to meet with Board Secretary to discuss filing of an application after the meeting.

With no comments from the public: Motion to close to Public Comments: Crevino/DeSiato, all ayes on roll call.

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

Meeting adjourned at 7:40 p.m.

Minutes submitted by Planning Board Secretary Brenda Sharp