

**Township of Pilesgrove Planning Board**

**Minutes**

**Held at the Pilesgrove Township Municipal Building**

**February 19, 2020**

The Chair called the meeting to order at 7 p.m. He announced that the South Jersey Times and the Elmer Times were noticed on January 20, 2019 and again on January 10, 2020. The agenda 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  
Thomas Haaf, Vice Chair -- **absent**  
Joe Crevino  
Mark Desiato  
Milton Eachus  
Mitch Layton -- **absent**  
George Brooks  
Craig Lewis -- **absent**  
Glenn Manning

Alternate #1 Jeff Dobbs  
Alternate #2 Bill Miller  
Alternate #3 Russell Davis -- **absent**  
Alternate #4 Matt Hitchner

The Chair called the meeting to order at 7:00 p.m.

The Chair seated Mr. Dobbs for Mr. Lewis, Mr. Miller for Mr. Haaf, and Mr. Hitcher for Mr. Layton.

*Motion to approve minutes from the Jan. 15, reorganization meeting (Desiato/Crevino) all ayes on voice vote.*

*Motion to approve minutes from January 15 regular meeting (Eachus/Crevino) all ayes on voice vote.*

**Resolutions**

*Motion to appoint Frank Hoerst as the conflict attorney for the JPB application to be heard tonight (Eachus/Crevino) all ayes on roll call.*

Mr. Hoerst swore in the Board's professionals.

## **Determination of Completeness**

### **2020-001 JPB Properties LLC B 80 L 2.01**

Mr. Hoerst said the application was properly noticed and the Board has jurisdiction. Two additional exhibits were submitted by the applicant.

The Engineer reviewed his letter for completeness. If the variance is granted, a separate application will be submitted for site plan approval. At that time, wetlands would be addressed at that time. He has no objections to the application being deemed complete.

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

The Board proceeded to a full hearing.

## **Public Hearings**

### **2020-001 JPB Properties B 80 L 2.01**

Mr. Crevino stepped down.

JPB's witnesses were sworn in: Jay Perry, managing member for JPB Properties, which he has under contract, and Dale Boston, planner.

Attorney Michael Aminio said a variance is being sought because a professional office building is not a permitted use in the zoning district. He said the applicant can meet the negative and positive criteria, and the office building is actually viewed as a better and more appropriate use; it is not great land for production agriculture. Mr. Perry explained the need for office space in the Woodstown/Piles Grove area, and in doing their research, there was a preference to own the building. What is being proposed is a master condominium association and individual ownership of the units, or retained by JPB for lease. The total is proposed for six units and 15,000 square feet, although there are many variables at this point.

There was general discussion about the need for office condos and the types of businesses that would be located there.

Dale Boston explained the proposed design and reviewed various elements. The colored drawing was labeled Exhibit A1. The zoning district map was labeled Exhibit A. He discussed the existing zoning uses in the highway commercial and neighborhood commercial districts. He also discussed environmental constrictions that make potential sites unsuitable or inappropriate. The proposed site that is under contract meets the needs for constructing professional office conflicts and does not substantially negatively impact the area and creates a positive alternative for use. In answering questions, Mr. Boston explained the estimated needs for wetlands buffering, Mr. Aminio reminded the Board that elevation drawings were submitted. Mr. Perry said he doubted it would be two stories for office use.

The Planner reviewed his February 17, 2020 report, which included the intent and purpose of the Agriculture Retention Zoning District. He said the applicant has addressed most points regarding use and site improvements, but several areas need to be addressed, including parking, maximum number of units, operational hours, delivery vehicles, noise, trash, pedestrian circulation, signage location, landscaping, septic system design, total lot coverage, and applicability of affordable housing. The Planner said the applicant has addressed proofs required for the Board to make a determination. He

said the testimony tonight addressed questions in his report this evening. All items discussed will be revisited during the site plan approval, but things could change from the conceptual upon the applicant's return. The Solicitor said the conceptual is a guide, and if the applicant returns with a substantially different site plan, it could indicate a substantial detriment and the Board may not approve. Mr. Perry said the intent is to not be less than 2,000 square foot units, but infrastructure requirements may adjust that. Mr. Boston said there is currently about 3.3 acres farmed.

*Motion to open for public comment (Eachus/Desiato) all ayes on voice vote. Mr. Hoerst gave instructions for testifying.*

Emily Simon representing the Joint Environmental Commission was sworn in. She questioned whether evergreens would reduce noise and said storm water runoff is a huge contributor to algae blooms. She said smaller buildings could be built on smaller lots. She questions other aspects of the plan, including lighting pollution, septic size, turnaround areas in the parking lot. Dale Boston said security lighting would be on timers and have shields to reduce impacts on neighbors. He said the landscaped berms should work because it is on the side with Route 40 traffic. There was general discussion.

Kerry Proub of Fox Rd. was sworn in. She said she lives directly behind the veterinary office. She said her back property gets soggy and asked how drainage concerns will be addressed. Mr. Boston explained the swales and detention basin system would reduce runoff from that direction.

*Motion to close public comment (Eachus/Desiato) all ayes on voice vote.*

Mr. Hoerst explained the Board's options.

*Motion to approve the application, with attachments and testimony and exhibits, the engineer and planner reports as presented, conditioned upon site plan approval when the applicant returns (Desiato/Dobbs) all ayes on roll call.*

### **Determination of Completeness**

**2020-002**

**John Robinson, bulk variance, B 81 L 25**

The Engineer reviewed his report. He described the property location and the proposed project to demolish an existing structure and build a new 2400 square foot pole barn for the same purpose on approximately the same footprint. He suggested the applicant submit a sketch of the site with the structure and setbacks. The Engineer recommended the application be deemed incomplete until more information is presented. There was discussion on why a variance is needed.

The solicitor swore in Mr. John Robinson, owner and applicant. He said based on Mr. McKelvie's email, he located documents and distributed copies to the Board. He said he wasn't certain why a variance was requested. He said a lot line adjustment was filed several years ago. He said he had not sought a building permit. The Board asked the Board's professionals to determine whether he even needs to be here. Mr. Robinson said the existing footprint slab will be used. The Solicitor said if he is replacing something that is pre-existing in the exact same spot it is grandfathered in and would not need a variance. But in

replacing a block barn with a pole barn and using the same footing, one could argue he is grandfathered in.

*Motion that the application is not needed and the proposed structure is grandfathered, (Eachus/Desiato) all ayes on voice vote.*

The Solicitor said he would call the zoning officer to explain.

### **Public Hearings**

#### **2019-012      2019-006 Robert Gates, bulk variance, Block 452 Lot 1.19.**

Jeff String stepped down.

Mr. Eachus took the gavel.

The Solicitor swore in Robert Gates, the applicant. He said he re-noticed the public and presented the documents to the Solicitor. The applicant had been deemed complete in September, but when he appeared last month, two people had been missed. He subsequently re-noticed.

The applicant said all he wants to do is demolish an existing shed and build a larger one, 30 x 30.

The engineer said a side-yard setback and variance for the size of the building is needed; the building is considered a private residential shed. The Board had general questions about the proposed use of the structure. Mr. Gates said if he kept the same location it would be directly behind his house, and aesthetically it would not look appropriate. The garage doors will be facing the road. Mr. Crevino said he has no objections.

*Motion to open to the public (Crevino/Brooks), all ayes on voice vote.*

Jeff String said the location if fine.

*Motion to close to the public (Crevino/Brooks) all ayes on voice vote.*

*Motion to grant approval for a side yard variance and variance for an oversized shed, (Crevino/Brooks), all ayes on roll call, with Mr. String abstaining.*

#### **2019-008**

#### **Brian Sheets, bulk variance B 21.02 Lot 6**

The Solicitor swore in Anna Sheets.

The Solicitor reminded the Board that it was deemed complete and the application had been continued several times. The applicant re-noticed in January and the Board has jurisdiction to hear the application.

The zoning officer took the applicant to court and she is here this evening for a retroactive variance for pre-existing conditions for what is already there, and then for the additional shed. She bought the property "as is", and when she applied for a CO and was denied because there was no record of variance approvals or construction inspections.

She is now asking for an additional smaller shed. A variance is needed for lot coverage to exceed by one half of one percent. .

*Motion to open to the public (Dobbs/Eachus) all ayes on voice vote.*

No one from public

*Motion to close to the public (Crevino/Brooks) all ayes on voice vote.*

*Motion to approve variances for preexisting non-conforming uses, approval of 300 square foot accessory shed and a variance for lot coverage, (Crevino/Eachus) all ayes and one nay; Mr. Dobbs voting no.*

*Motion to approve vouchers (Eachus/Brooks) all ayes on voice vote.*

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

Meeting adjourned 8:30

Minutes submitted by Rita Shade, Planning Board Secretary.