

**Township of Pilesgrove Planning Board**

**Minutes**

**Virtual Meeting held on GoToMeeting, access # 297-360-597**

**May 20, 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 of the regular meeting on January 20, 2019 and again on January 10, 2020., and of the virtual meeting on May 12, 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 and the Governor's Executive Order.

Members stood for the Pledge of Allegiance.

**Roll Call**

Members:

Jeff String, Chair  
Joe Crevino  
Mark Desiato  
Milton Eachus  
Mitch Layton -- absent  
George Brooks -- absent  
Craig Lewis  
Glenn Manning

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

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

The Solicitor swore in the Board professionals.

*Motion to approve minutes from the February 19 ,2020 minutes (Crevino/DeSiato) with Lewis abstaining, all ayes on voice vote.*

**Resolutions**

*Motion to approve Res. No. 2020-005, memorializing approval of use variance for JPB Properties, B 80 Lot 2.01 (Eachus/Manning) all ayes on roll call vote, with Crevino, Lewis and Davis abstaining.*

*Motion to approve Res. No. 2020-006, memorializing approval of bulk variance for Gates, B 42 Lot 1.19 (Eachus/Crevinio) all ayes on roll call, with Davis and Lewis abstaining.*

*Motion to approve Res. No. 2020-007, memorializing approval of bulk variance for Sheets, B 21.02 Lot 6 (Desiato/Dobbs) all ayes on roll call, with Davis and Lewis abstaining..*

## **Determination of Completeness**

### **2020-003 Timmerman, Bulk Variance B 12, Lot 17.04**

Engineer reviewed his report. Bulk variance required for lot coverage. He has no objection to the waivers requested and the application being deemed complete.

*Motion to determine complete, (Crevino/Dobbs) all ayes on voice vote.*

Mr. Timmerman asked if the Board could go forward with the meeting, He said it was properly noticed and did not need to re-notice for the meeting when it was scheduled for the municipal building. He said he was advised a new notice was required for the virtual meeting, but the paper could not publish in time and he has spent considerable funding. The Solicitor said the remote meeting requires different notification. He sympathized, but since it does not meet the 10 days and he is not comfortable because the application could be jeopardized. The applicant read language in his initial notice that he believes would cover the situation, and he said he is willing to accept the possibility of it being jeopardized. The Solicitor said the approval could be in doubt without the 10 days notice, even though the notice was submitted in time and the paper took longer than normal to publish. The Solicitor said if the applicant is willing to take the risk if the vote is challenged, the board could move forward. Mr. Lewis asked about risk to the Board. The Solicitor said a neighbor could sue, claiming they were not properly noticed, the Board could be dragged into the lawsuit and the applicant is not able to cover those costs. The applicant said the neighbors were properly noticed; it was only the paper that was delayed. The Board discussed the request.

### **The Board continued with a public hearing for Final Approval.**

The applicant was sworn in. Mr. Timmerman said he wants to build a pool with decking. Mr. Dobbs asked about drainage. In response to questions, the applicant said the land is flat and the water drains toward Woodstown – left – into fields, not onto neighbor properties. He said the house as it sits is how it was when he bought it five years ago, and this is approximately 1 per cent increase in lot coverage. The Planner advised on hardship and criteria needed for a variance. There were no other comments.

*Motion to open to the public (Crevino/Desiato) all ayes on voice vote. No one from the public commented.*

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

*Motion to approve above ground pool and 1000 square foot deck under a bulk variance for yard coverage (Crevino/Desiato ) all ayes on roll call.*

Mr. Timmerman thanked the Board.

The Solicitor said he should wait for the Resolution to be approved, but he could talk with the zoning officer and construction official.

**2020-004 Buffalo Productions, Use Variance, B 80 Lot 2.03**

The Engineer read his report, stating the property would be used for goods and services for architectural trims . He recommended the application be deemed complete. The Planner said his letter will be available at the final hearing. The Engineer recommended the applicant be deemed complete.

*Motion to deem the application of Buffalo Productions complete, (Desiato/Dobbs), all ayes on roll call, with Crevino and Lewis abstaining.*

The Solicitor said since the applicant is an LLC, an attorney must be present for the final approval hearing.

**2020-006 Rastelli, Major Subdivision, Preliminary and Final Major Subdivision, B 28-Lot 2.**

The Engineer said the property currently includes one Single Family Dwelling with a drive. The application is to create four additional lots with improvements in an RR district. The Engineer recommended all waivers be addressed during the hearing. He recommended the application be deemed complete.

*Motion to deem the Rastelli application complete, (Desiato/Lewis) all ayes on roll call vote.*

**2020-007 Cohen/Pilesgrove Partners, Preliminary Major Subdivision, B 28, L2.**

The Engineer reviewed his report. The property is about 48 acres, under cultivation. Two new lots are proposed, each 3 acres in size, for residential dwellings. It's considered a major subdivision due to previous subdivisions from the mother lot.

The Engineer recommended pesticide testing be done on the property. The applicant's engineer, Rami Nassar, said that would be done on the two new residential lots. The Engineer agreed. The Engineer said he had no objection to the application being deemed complete.

The Chair advised the public to wait for public comment.

*Motion to deem Cohen/Pilesgrove Partners complete (Dobbs/Lewis) all ayes on roll call. The Solicitor advised the applicant to get an updated public notice list.*

**2020-008 Yurgin, Minor Site Plan and Use Variance, B 79 Lot 1**

The Engineer reviewed his report. Approval is sought to use an existing truck sales and service property to add manufacturing of truck bodies and to build a new masonry building. The Engineer reviewed the check list. He had no objection to recommending the application complete.

*Motion to deem the Yurgin application complete (Desiato/Dobbs) all aye on roll call vote, with Mr, Crevino and Mr. Lewis abstaining.*

## Public Hearing

### **2020-006 Rastelli, Preliminary and Final Major Subdivision, B 30 Lots 1, 11, 11Q**

The Solicitor said he reviewed all notices and the Board has jurisdiction to hear.

The Solicitor swore in Engineer Gary Sivalier and applicant Dan Rastelli.

Kathryn Ward, attorney for the applicant, described the request to develop 95+ acres for additional single family residents under the country estate option, in which four homes would be build for children. Mr. Sivalier reviewed the plans, which include the drives and essential common areas for servicing the new homes and the existing home. He reviewed submissions to the state for various approvals. Ms. Ward said tonight's presence is solely for the subdivision, not the individual home lots.

The Engineer reviewed his May 15, 2020 report, asking about plans for lighting, landscaping, trees along the lane, shade tree requirements, and buffers. The applicant indicated the rural character would be maintained and specifics would be submitted with the individual lot site plans. No clear-cutting would take place. The applicant said he will comply with grading, underground utilities and other items during the lot plans. The drive will be a private road to be maintained by the applicant, and a stop sign will be installed, with utility and access easements for the other four lots. The existing driveway allows access points to the farm areas. The Engineer said he is concerned about the street not being marked for 911 calls. A number of additional areas will need to be addressed in the public hearing and in deeds, along with a maintenance and financial plan to ensure the stormwater plan will be maintained. The applicant said that owner, living in the existing home, will take care of those matters and it will be presented at the hearing. The Engineer said the widening of the existing road will be in compliance, and proposed wells will need to be determined. Mr. Sivalier said the items listed by the engineer are being addressed. He said he does not think the addition of four septics on the tract will warrant a nitrate dilution model, and the view shed plan is not necessary because the view from the road will not change. There was discussion about soil testing, and the applicant said there were no levels exceeding the residential direct contact standards. The engineer itemized approvals that will need to be filed.

The Planner reviewed his report of May 11, 2020. He said many of the concerns have already been addressed. He reviewed the country estate option, which includes a conservation easement. The applicant said in 1980-81, Brookside Estates had been planned for 40-plus housing on 1-plus acre lots, all approved by the Planning Board and filed. He said those lots would be abandoned. The applicant's engineer described the areas surrounding the tract. The Planner asked whether the new six acre lots would be farmed; the applicant said that is possible. The applicant confirmed there would not be any accessory buildings in the conservation area. The Planner discussed setback requirements, wetlands, orientation of the lots with respect to solar panels. The applicant said each house will be unique, including its orientation. The board asked for several clarifications. Mr. Crevino asked whether in the future could non-family members purchase one of the homes. The applicant's attorney said that could take place, but it is not the plan now. She said the Township would not absorb costs for maintaining the road, because that would be part of the purchase of the individual house.

*Motion to open to the public (Lewis/Desiato) all ayes on voice vote.*

Jeff Taylor, whose property abuts the tract, said he has lived here 32 years, and he is concerned about the speed of existing traffic on Marlton Road, which is far above the speed limit, and asked whether

there would be precautions taken to protect the new residents. The Solicitor said that issue cannot be addressed with this application, it is a county issue.

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

There was discussion about numbering the homes, street sign, and stop sign. The mailboxes will be at the Marlton Road entrance to the gated drive. The applicant said he will comply with whatever the Board prefers. Information will be presented at the final hearing for lot grading plans. Building would take place within the next two years.

*Motion to reopen to the public (Lewis/Desiato) all ayes on voice vote.*

Mr. Taylor gave some historical perspective on box numbers.

*Motion to close to the public (Lewis/Desiato) all ayes on voice vote.*

*Motion to approval the preliminary and final major subdivision to create four new lots, with waivers and conditions (Dobbs/Lewis), all ayes on roll call vote.*

### **Vouchers**

The Board suggested the Chair review all vouchers until the Vice Chair is appointed.

Motion to approve vouchers, (Crevino/ Manning) all ayes on roll call vote.

### **Public Comment**

Motion to open to the public (Crevino/Lewis) all ayes on voice vote. No members of the public commented. *Motion to close (Lewis/Crevino) all ayes on voice vote.*

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