

Unofficial Minutes

Township of Pilesgrove Planning Board

December 16, 2020 Minutes

This meeting was held virtually on GoToMeeting.

The Chair called the meeting to order at 7:00 p.m. He announced that the South Jersey Times and the Elmer Times were properly noticed and agenda/notices were published on the Township bulletin board and website. 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
- George Brooks -- absent
- Joe Crevino
- Russell Davis
- Mark Desiato
- Jeff Dobbs
- Milton Eachus
- Mitch Layton -- absent
- Craig Lewis

- Alternate #1 Bill Miller
- Alternate #2 Matt Hitchner
- Alternate #3 Joe Blandino-- absent
- Alternate #4 Mark Valente

The Chair seated Mr. Miller for Mr. Layton and Mr. Hitchner for Mr. Brooks.

The Solicitor gave the oath of office to Mark Valente. He swore in the Board professionals.

Motion to approve minutes from October 21, 2020 (Crevino/Eachus) all ayes on voice vote.

Completeness Determination

2020-018 Kevin Przybyszewski, bulk variance, Block 76 Lot 13.01

The Engineer reviewed his letter of Dec. 12, 2020. He described the single family residence on the property on Mannington Yorktown Road and the request to build a 16x24 addition, expand a porch, and exceed lot coverage. The existing coverage is 16.7 per cent and the allowable is 16.8 per cent. The applicant was asked to calculate the lot coverage with the proposed variance and

to include that in the public notice. The Engineer said subsequent plans were submitted and the applicant represented that taxes were paid.

Motion to deem complete (Eachus/Desiato) all ayes on roll call.

2020-019 T. Tucci, bulk variance, Block 11 Lot 7.06

The engineer reviewed his report and described the application, which is a request for a variance to build an above-ground pool with accessories, and a 25 x 48-foot pole barn for storage. The 1440 square foot building exceeds the allowable size. There was discussion about the location of the pole barn.

Motion to deem complete, (Crevino/Dobbs) all ayes on roll call.

2020-005 843 Route 40 LLC (Sunoco) minor subdivision and preliminary and final site plan, Block 25 Lots 11.01 and 11.02

The Engineer reviewed his letter of March 17, 2020, which was prepared when the applicant submitted the application. He said the proposal is to subdivide to enlarge the Sunoco property to enhance diesel fueling operations and to decrease the acreage attached to the bank parcel, which will be sold. The engineer described the requested waivers; no new building is involved. The Engineer said he had no objection to deeming the application complete, but the Board may request additional information during the public hearing. He noted the applicant is requesting a public hearing following completeness this evening. Questions were asked to clarify when the board could ask questions.

Motion to deem complete (Eachus/Miller) all ayes on roll call.

PUBLIC HEARINGS

The Board began its public hearing of 843 Route 40 LLC

The Solicitor swore in the applicant's professionals.

The Attorney for the applicant, Mr. DeClemente, and the Engineer, Mr. Peterson, said the bank parcel is under contract. The minor subdivision does not create a non-conforming lot. The additional land for the Sunoco station will allow for better access to the existing diesel island fuel pump and traffic circulation. The installation of a master slave will be a safer, environmentally friendly system. There was lengthy discussion about access easements, traffic flow, and congestion on Route 40. The applicant's planner, Ms. Morrissey, testified the Sunoco station is in compliance with all ordinances and bulk standards. The proposed change is only

beneficial; there is no negative offset. The Planning Board Planner asked about existing sanitary facilities. The applicant said there is none inside the building; a unisex outside port-a-toilet is provided. The applicant acknowledged that a septic upgrade is required by the state, and once completed that would resolve indoor restroom facilities. Board members questioned about increased truck traffic at the site in an already congested, dangerous area. The applicant said the improvements are designed to serve existing box truck customers more efficiently with better environmental controls; it is not their intention to attract tractor trailer rigs. There was further discussion about egress and access to the site, ques along Route 40, on-site parking and congestion. There was discussion about the existing gas station seepage pit; the bank parcel has its own septic system.

Motion to open discussion to the public (DeSiato/Hitchner) all ayes on voice vote. There was no comment. Motion to close open discussion (DeSiato/Dobbs) all ayes on voice vote.

Given the Board's concern with traffic congestion and traffic flow, the Solcitor suggested the Board consider voting only on the subdivision and the conditional use variance, and to continue the hearing on the site plan so additional information can be provided for the use variance. The applicant agreed to bifurcate its submission.

Motion to approve the minor subdivision to expand the Sunoco lot and decrease the bank parcel, with certain conditions (Dobbs/Eachus) all ayes on roll call.

Motion to approve conditional use variance for expanding pre-existing gas station subject to conditions (Miller/Valente) with DeSiato, Davis, Dobbs, Miller, Hitchner, Valente, and String voting yes and Eachus voting no.

Motion to adjourn the application for preliminary and final site plan approval (Dobbs/Valente) all ayes on voice vote.

2020-017 John and Judy Williams, minor subdivision, Block 2.08 Lot 8.01

The Solicitor swore in the applicant. The Engineer reviewed his letter and described the application. There was discussion about safe access and egress onto County Lane, easements, and the driveway. The proposed structure is not being built in the designated front yard – the ordinance only requires no structures in the front yard setback areas. The applicant said the drive to Auburn Rd. will be closed. The Engineer discussed lot coverage, storm water improvements, building envelope, grading, landscaping, and escrow.

Motion to open to the public (Dobbs/Desiato) all ayes on voice vote. There was no comment. Motion to close to the public (Dobbs/Desiato) all ayes on voice vote.

Motion to grant the minor subdivision (Desiato/Dobbs) all ayes on roll call, with Mr. Crevino having left the meeting.

2020-015 Trim Factory, site plan, Block 80 Lot 2.03

The Solicitor swore in the applicant's planner, Dale Boston, and applicant Andy Yurgin.

Charles Fiore, Attorney for the applicant, describe the physical property, the previous variance granted, and the proposed site plan. He said the hours will remain 8-4. There will be 7 employees and 10 parking spaces. Mr. Boston addressed items in the engineer's letter and said the applicant will comply. The Board's Planner discussed drainage, sidewalks, and landscaping. The Engineer discussed lighting, utilities, septic, rain garden, trash enclosures and fencing. The Board's Planner further discussed lighting and the rain garden.

*Motion to open the hearing to the public (Lewis/Valente) all ayes on voice vote. There was no comment.
Motion to close to the public (Lewis/Dobbs) all ayes on voice vote.*

Motion to approve the site plan (Desiato/Lewis) all ayes on roll call with Desiato, Eachus, Davis, Lewis, Dobbs, Miller, Hitchner, Valente and String present and voting.

The Chair recommended approving vouchers for payment.

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

The Board set Reorganization for 6:30 p.m. January 20, 2021, prior to the 7 p.m. Regular Meeting. There was discussion on reviewing RFP's for professional appointments. A subcommittee will meet to review.

There was discussion about recommending to Township Committee language excluding above ground pools from lot coverage calculations. The Planner said he is drafting the language for immediate consideration by Township Committee.

Motion to recommend to Township Committee that it exclude above ground pools for the lot coverage definition as described in discussion (Eachus/Dobbs) all ayes on voice vote.

The Board's next meeting will be virtual on GoToMeeting, and it was requested to have the ability for members and applicants to share screens.

*Motion to open the meeting to the public (Eachus/Doobs) all ayes on voice vote. There was no comment.
Motion to close the meeting to the public (Dobbs/Eachus) all ayes on voice vote.*

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

The meeting adjourned 10:25 p.m.

Minutes submitted by Board Secretary Rita Shade.