

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

August 18, 2021

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 June 16, 2021. 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
Russel Davis – arriving 7:35 p.m.
Mark Desiato
Milton Eachus
George Brooks
Craig Lewis
Bill Miller
Jeff Dobbs -- absent

Alternate #1 Mark Valente
Alternate #2 Ruth Peters
Alternate #3 Joe Blandino
Alternate #4 Matt Hitchner

Chair called the meeting to order at 7:00 p.m. Mr.Hitchner was seated for Mr. Davis; Mr. Blandino was seated for Mr. Dobbs. The Solicitor swore in the board’s professionals.

Motion to approve July 21, 2021 Regular meeting minutes (Crevino/Lewis) all ayes on voice vote.

Resolutions

Res. 2021-020 Memorializing the Board’s action to approve preliminary and final major site plan as submitted by the American Legion Ambulance Association, , Block 25, Lot 11.01 (Crevino/Brooks) all ayes on voice vote, with Mr. Eachus abstaining..

Res. 2021-023 Memorializing the Board’s recommendations and proposed changes to the Township Master Plan as outlined in the Master Plan Re-Examination Report (Crevino/DeSiato), all ayes on voice vote with Eachus abstaining.

Res. 2021-024 Memorializing approval of the bulk variance for Curt Catalano, Block 21, Lot 10.1 (Crevino/Miller) all ayes on voice vote with Eachus and Hitchner abstaining.

Res. 2021-025 Memorializing the Board's approval of Mark Danner's request for a bulk variance for Block 18 Lot 5.02 (Crevino/Lewis) all ayes on voice vote with Eachus abstaining.

Res. 2021-026 Memorializing the Board's denial of a request for a fence height variance by EREH, LLC/Evergreen Environmental, Block 14 Lot 9 (DeSiato/Crevino) all ayes on voice vote with Eachus and Hitchner abstaining.

Res. No. 2021-027 Memorializing the Board's approval of a minor subdivision by Laura and Zach Reeves, Block 28, various lots.

Completeness Hearing

2021-013 Rich Warner, minor Subdivision, B 22 Lots 3 and 7

The Engineer reviewed his report and described the property, which is in the AR zone. The proposed subdivision would result in 55 acre and 172 acre lots. He reviewed waiver requests. No construction is being proposed. He said he did not object to the application being deemed complete. The applicant attorney, Michael Floyd, said there are some existing non-conforming uses and they will require variances; the request is for a lot line adjustment so that the property can get to settlement quickly.

Motion to deem complete (Miller/Crevino) all ayes on voice vote.

2021-014 North Point, use variance, Block 45, Lots 1 and 7

Mr. String stepped down. Vice Chair DeSiato took the gavel. Mr. Lewis and Mr. Crevino stepped down.

Mr. Cheng introduced himself on behalf of the applicant.

The Board's Planner reviewed his report, described the property, and the application for warehouses in the PLI zone. A 110 -foot building is proposed for one of the lots, which significantly exceeds the township height ordinance. He discussed the waivers requested, which is the drawing scale and height.

The Solicitor swore in Joshua Sewald, Engineer. He said the proposed building is one of five future buildings, hopefully. It would be located in the southwest corner of the Township on Pointers Auburn, at the Salem River and Carneys Point boundaries.

Motion to deem complete (Miller/Brooks) all aye on voice vote, with Mr. String, Mr. Lewis, and Mr. Crevino having stepped down.

PUBLIC HEARING

2021-06 Chris Moore, variance, Block 2.07 Lot 18 (as submitted.)

The Solicitor explained the applicant was not heard last month due to flawed public notices; all is completed now. He swore in Chris Moore and ????.

The applicant attorney described the application for an in-ground pool.

The Board's Planner highlighted his report and requested additional information to clarify the percentage of lot coverage, specifically in the rear yard. It was determined to be approximately 67 per cent.

Motion to open to the public (Crevino/Eachus) all ayes on voice vote. There were no comments. Motion to close to the public (Crevino/Eachus) all ayes on voice vote.

Motion to approve (Crevino/Lewis), all ayes on voice vote.

Vouchers

The Chair recommended approval of vouchers. Motion to approve vouchers and recommend for payment (Crevino/Eachus) all ayes on roll call.

Motion to open to public comment (Eachus/Crevino) all ayes on voice vote. No comments. Motion to close (Crevino/Eachus) all ayes on voice vote.

The Chair said a zoom meeting will be held to address a vote on the Pilesgrove Solar/Nichomus Run.

The Board discussed receipt of hard copies and identification of check lists.

Motion to reopen to the public (DeSiato/Crevino) all ayes.

Mr. Bambrick asked the purpose of the North Point building. He asked about proposed expansion of Route 40 to four lanes. The Chair and Mr. Crevino said conceptual plans from the applicant shows turn lanes, but not widening to four lanes. The state DOT will make those approvals on Route 40. Conceptual plans for infrastructure were discussed.

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

The Board's planner asked the Board about its priorities in moving the re-examination report recommendations forward.

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

The meeting adjourned 7:50 p.m.

Minutes submitted by Board Secretary Rita Shade

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