
Preliminary List of Variances & Project Description

October 2021

NP Pilesgrove Industrial, LLC
Proposed Planned Industrial Development
NJSH Route 40 & Pointers-Auburn Road
Block 45, Lots 1 & 7
Township of Pilesgrove
Salem County, New Jersey
DEC # 3561-99-005

Variances

1. (§ 145-41(E)(5)(A)) *No principal building shall exceed 48 feet and three stories in height except that penthouses or other roof structures for the housing of stairways, tanks, ventilating fans, air-conditioning equipment and similar equipment necessary to operate the building may be erected above the height limits, but in no case more than eight feet above the specified height limits.*

A 122.29-foot-tall building is proposed on proposed lot 5. **(Approved by Pilesgrove Planning Board under Application No. 2021-014)**

2. (§ 145-41(E)(5)(b)) *No accessory building or structure shall exceed 25 feet in height, except that any approved sewage treatment plant and its enclosure structure may be higher than 25 feet if specifically approved by the Planning Board.*

A 32.00-foot-tall accessory building is proposed on proposed lot 5.

3. (§ 145-41(E)(4)(F)) *Security guard houses, provided that such structure(s) are no longer than 12 feet by 12 feet in size, are no higher than 15 feet, are located along the entrance driveway(s) to the property, are located outside any required sight triangle and are set back at least 25 feet from all street and property lines*

A guard house with a footprint greater than 12 FT x 12 FT is proposed on proposed lot 5.

4. (§ 145-41.4(G)(3)) *The planned industrial development results in the preservation of at least 100 acres of open space or preserved farmland. At a minimum, the preserved farmland resulting from the GDP must consist of a minimum of 50 contiguous acres of productive farmland and/or a minimum of 10% of the gross acreage included in the GDP. The preserved farmland must be economically viable based on size, configuration, soils and other factors. The open space shall be configured to create greenways throughout the project connected to off-site natural features.*

27.05 acres of preserved open space area is proposed on proposed lot 1.

Project Description

The DeLea Sod Farm Property consists of +/- 442 acres of land located south of the intersection of New Jersey State Highway (“N.J.S.H.”) Route 40 and Pointers-Auburn Road (County Route 646) in Pilesgrove Township, Salem County and more particularly known as Block 45, Lots 1 & 7 on the Official Pilesgrove Township Tax Maps. The property is located in a PLI Planned Light Industrial Zone as designated on the Township of Pilesgrove Zoning Map. The property is adjacent to, and has frontage along, the Salem River. The property is presently utilized as a sod farm with associated office and shop buildings, storage structures and a farmhouse.

The proposed uses include wholesale uses, distribution centers and warehouse as part of an overall planned industrial development. The project includes the subdivision of Lots 1 & 7 into six (6) new lots, one for each building/facility and one for the proposed waste water treatment facility. This application is for a General Development Plan Approval for the above referenced project. Please note, a bifurcated Use Variance Approval for the above referenced D(6) Use Variance for exceeding the maximum height requirement by more than 10 feet or 10% of the maximum requirement was previously granted by the Pilesgrove Township Planning Board under Application No. 2021-014.