

**Township of Pilesgrove Planning Board**

**Minutes**

**Held at the Pilesgrove Township Municipal Building**

**February 16, 2022**

The Vice Chair called the meeting to order at 7:00 p.m. He announced that the South Jersey Times and the Elmer Times were noticed on Dec. 20, 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 -- absent on roll call, arriving at 7:45  
Mark DeSiato, Vice Chair  
Joe Crevino  
Russel Davis -- absent  
Milton Eachus -- absent  
George Brooks  
Craig Lewis  
Bill Miller  
Jeff Dobbs

Alternate #1 Matthew Hitchner  
Alternate #2 Joe Blandino  
Alternate #3 Mark Valente--absent  
Alternate #4 Ruth Peters

*The Vice Chair seated Mr. Hitchner for Mr. Eachus, and Mr. Blandino for Mr. Davis. The Solicitor swore in the Board's professionals.*

*Motion to approve January 19, 2022 Reorganization and Regular minutes (Crevino/Lewis) with Mr. Lewis abstaining, all ayes on roll call.*

**Resolutions**

**Res. No. 2002-009** Granting a minor subdivision approval to the applicant Robinson, Block 87 L 7 (Crevino/Brooks) all ayes on roll call.

**Completeness Hearing**

None.

## **Public Hearing, New and Continued**

**2022-003**                      **Steven Smith, bulk variance B91 L 10**

Frank Hoerst, sitting in for Solicitor Joe DiNicola, swore in Mr. Steve Smith. He also swore in the Board's professionals.

Mr. Hoerst said the public notices and proof of publication are in order. The applicant is requesting a bulk variance request, so only those members in conflict need to step down. Mr. Smith said the current restrictions on an outbuilding would limit him to 300 square feet, which is not large enough for his equipment. He needs a 40x40 shed. There are no issues with setbacks. Currently his equipment is out in the elements.

The Engineer did not do a formal report. The Planner highlighted his report. He said at the time he issued his report, certain information was vague, but subsequently clarifications were submitted. Multiple buildings would still leave him short of the space he needs. Mr. Miller asked whether the two lots owned by Mr. Smith should be combined, since the proposed shed is on a land-locked piece of land. Mr. Smith owns the land in front. The Engineer said he reviewed the deed, and the deed actually includes both lots – it doesn't combine lots into one, and Mr. Smith agreed, adding that he receives one tax bill. There was discussion. Mr. Smith said he does not have the funds to undertake the combining of lots. He said he's already 8 to 12 months back on this, and it's causing him a hardship. There was discussion on whether the tax assessor could handle this without cost to the applicant.

*Motion to open to the public (Lewis/Crevino) all ayes on voice vote. No comment from the public. Motion to close (Crevino/Lewis) all ayes on voice vote.*

*Motion to approve the construction of the barn, as submitted, and placed as indicated on the maps (Crevino/Dobbs) all ayes on roll call.*

**2022-004**                      **Informal Hearing, Fellowship at Senior Living, B 36, L 6, 8, 9, 19 and B 37 L1**

Jennifer Smith introduced herself as the attorney for the applicant, which is in the process of buying Friends Village. Mr. Hoerst advised the applicant that nothing the Board says tonight should be construed as an opinion or action. She gave an overview of Fellowship's non-profit activities. The intention is to modernize the facilities, and at the appropriate time the applicant will return with an application for variances, as needed. Some buildings will be demolished, some will be built, but in the end the operation will be similar – assisted living and skilled nursing. Brian Lawrence, CEO, cited the company's philosophy, mission, and services. The plans for Friends is to update facilities to be competitive and sustainable in the marketplace. He said Fellowship has met with residents, families, and various stakeholders. KDA Architects displayed renderings and described the scope of changes to exit an "institutional model" and create a social environment in a "household model." New apartments will be created, a new skilled-nursing facility will be built in the assisted living area, and social/health oriented facilities will be constructed. The net overall square footage was discussed. The total apartments will be a net increase of 100 new units. Assisted living reduced by several beds, with substantial bed decreases in the nursing home. Several months ago Friends closed the skilled nursing due to challenges, with patients displaced and staffing laid off. Under this plan, Fellowship will bring back beds and rehire staff, some in other areas. In comparing staffing levels prior to this closing, staffing will remain the same. The apartment units will be three stories, requiring a height variance. Amenities will include an

indoor/outdoor pool, outdoor dining, different dining venues, a bar, health center, 140-seat auditorium with a stage, and walking socially entertaining areas.

*Mr. String arrived at 7:45.*

Construction will take place in multiple, overlapping phases over an estimated 3 ½ years to minimize disruption of lives while the “household model, homelike environment” is created. Greater ties to the community will be emphasized.

Land Dimension Engineering added that the portion of land in Pilesgrove is approximately 26 acres. Comprehensive Design Plans will be submitted to both Woodstown and Pilesgrove. All changes will be internal to the campus, not involving public roads, etc.

From a faith perspective, Fellowship said it is non-denominational.

*Mr. DiNicola resumed as Solicitor.*

### **Discussion**

- 1) Application Packet: The Planner discussed changes to the Planning Board’s application packet, which he distributed. The instructions are in final form, as is the checklist for applicants to move forward. Still under review are the checklists for the various applications. He explained minor changes to the application itself. He said overall the application packet was in good shape when he began his review.
- 2) He submitted an analysis of Residential Accessory Buildings that includes definitions, accessory uses by zone, zoning requirements, and residential standards which impact applications for pole barns coming before the Board. Discussion can continue at the next meeting. He said the Board may wish to re-visit the private residential sheds/pole barns interpretations. There was initial discussion.
- 3) The Chair said the Board will discuss escrows in March, along with two ordinances on rentals the Township Committee wants the Board to review.

### **Vouchers**

*The Chair recommended approval.*

*Motion to approve vouchers (Crevino/DeSiato) all ayes on roll call vote.*

*Motion Public (Crevino/Brooks) all ayes on voice vote. No public was present. Motion to close to the public (Brooks/Miller) all ayes on voice vote.*

*Motion to enter into closed session to discuss matters allowed under the NJ Sunshine Law (Lewis/Brooks) all ayes on voice vote.*

*Motion to go back into open session (Crevino/Dobbs) all ayes on roll call.*

*Motion to adjourn (Crevino/Dobbs) all ayes on roll call.*

Meeting ended 8:45 p.m.

*Minutes submitted by Board Secretary Rita Shade*