

**Township of Pilesgrove Planning Board**

**Minutes**

**Held at the Pilesgrove Township Municipal Building**

**January 19, 2022**

The Chair called the meeting to order at 7:06 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  
Mark DeSiato, Vice Chair -- absent  
Joe Crevino  
Russel Davis -- absent  
Milton Eachus  
George Brooks  
Craig Lewis  
Bill Miller  
Jeff Dobbs

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

*The Chair called the meeting to order at 7:00 p.m. The Solicitor swore in the Board's professionals. Mr. Hitchner was seated for Mr. Davis; Mr. Blandino was seated for Mr. DeSiato.*

*Motion to approve December 15, 2021 minutes (Lewis/Crevino) all ayes on roll call, with correction for Application 2021-009, Mr. Lewis stepped down, not Mr. Eachus.)*

**Resolutions**

**Res. No. 2022-001** Granting use and bulk variance to Leonetti, Block 42 Lot 3 (Crevino/Dobbs) all ayes on roll call, with Mr. Crevino abstaining and Mr. Miller not voting.

**Res. No. 2022-002** Granting bulk variance to Peter and Jessica Field, B 21.01, Lot 1 (Lewis/Crevino) all ayes on roll call, with Mr. String not voting.

**Res. No. 2022-003** Granting bulk variance to Kevin Flitcraft, B 89 L 9.03 (Dobbs/Crevino) all ayes on roll call.

**Res. No. 2022-004** Granting GDP approval and preliminary major subdivision approval to NP Pilesgrove Industrial, B 45, Lots 1 and 7 (Dobbs/Crevino) all ayes on roll call with Mr. String not voting, having stepped down.

### **Completeness Hearing**

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

The Planner described his January 13, 2022 report. He said questions he had on the application were clarified since issuing his report, including location of the pole barn and size of the 1600 sqf shed. Setbacks and height limitations are in conformance. He recommended deeming the application complete.

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

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

**2021-022** Robinson, minor subdivision, Block 87 L 7

Mr. Eachus stepped down. Mr. Valente was seated for Mr. Eachus. The solicitor said the Board has the jurisdiction to hear the application.

Mr. Robinson said he owns three existing lots on Commissioner's Pike, with his residence on one of them. His intent is eliminate a lot and merge land into a new lot to make the non-conforming lots into a conforming lot for a future residence.

The Engineer reviewed his letter and highlighted agricultural buffers, setbacks, ROWs, and notation on the plans of wetlands, septic systems and wells. He also discussed design waivers. Mr. Robinson had several questions for clarification on the pool and impervious cover. He will shift the location of the pool to allow for a deck. He requested a waiver of a buffer.

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

Motion to approve with waiver of existing conditions and agricultural buffer and adjusting the lot line (Miller/Crevino) all ayes on roll call.

### **Discussion**

The Board discussed application escrows. The Chair reviewed a list from the CFO on applicants needing to replenish their escrow accounts. About half needed to replenish. There was discussion about current escrow requirements. The process was discussed.

The planner discussed the status of the updated application package. The Board Secretary discussed the status of phone communications. The planner said the Board should discuss the code on pole barns and definitions to alleviate variances.

**Vouchers**

The Chair recommended approval.

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

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

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

Meeting ended

*Minutes submitted by Board Secretary Rita Shade*

**Vouchers**