

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

March 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 February 22, 2022. 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
Milton Eachus -- absent
George Brooks
Craig Lewis
Bill Miller
Jeff Dobbs

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

The Chair seated Mr. Hitchner for Mr. Eachus,

Res. No. 2022-010, Appointing Autumn Davis as Planning Board Secretary (Valente/Lewis), all ayes on roll call.

Motion to enter into close session (Hitchner/DeSiato), all ayes on roll call.

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

Motion to approve February 16, 2022 Regular minutes (Crevino/Brooks) with Davis abstaining, all ayes on roll call.

Resolutions

Res. No. 2022-011 Granting approval of Minor Bulk Variance B:91 L:10 (DeSiato/Dobbs) all ayes on roll call.

Chairman, Jeff String stepped down and Joe Blandino stepped up.

Completeness Hearing

North Point Dynamic-Preliminary and Final Site Plan B: 45 L: 1&7 application # 22-05.

Joe DiNicola swore in Dynamic Professionals and Planning Board Professionals.

Vice Chairman, DeSiato took over leading the meeting.

Randy Scheule reviewed his letter of completeness with the board and applicant. He noted there were multiple waivers requested, but he feels as though the waivers requested are acceptable.

Josh Sewald stated currently Dynamic is still waiting DOT and DEP approvals. He also stated an updated tax certificate will be sent to the Board Secretary.

Jim McKelvie reviewed his report and also stated there are multiple waivers requested. The water utility agreement between New Jersey American Water and the Township is still being worked out. He also stated that the environmental assessment was submitted. Mr. McKelvie stated the application can be deemed completed, but may need some revision.

Josh Sewald stated he will provide everything the Board needs to complete their application as they receive the documents from different State Departments. He stated most of the waivers discussed are only temporary waivers.

DeSiato opened questions to the Board Members.

Mr. Miller asked the applicant to confirm what lot this is for considering the subdivision has not been completed yet and it is hard to follow. And Mr. Miller asked about the water main and if in the future it could be used to service other lots.

The subdivision application will take place next month. The water main will be no larger than 16 inches and no other properties can tie into a pipe that size.

DeSiato asked DiNicola if he had any concerns or recommendations on the waivers or items missing. DiNicola stated that the items missing will not change the plans currently presented. In his opinion he said all things missing can be a conditional of approval in the resolution.

Motion by Crevino, second by Dobbs to approve North Point Dynamic's application for Preliminary and Final Site Plan for B:45 L:1 &7 complete with the understanding the applicant will work to meet the Boards satisfaction on all items needed. Ayes all on roll call.

Public Hearing, New and Continued

None.

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.

Motion by DeSiato, second by Crevino to approve the updated Application Packet. Ayes All.

- 2) Quick discussion was had regarding escrow fees and DiNicola suggested raising the escrow fees by \$500.00 should be enough to prevent delinquent escrows.
Motion by Lewis, second by Dobbs to make a recommendation to Township Committee to raise the escrow fees by \$500.00 for Bulk Variance. Ayes All.
- 3) Scheule 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. There will be additional discussions at upcoming meetings.
- 4) Ordinance 22-03 and 22-04 regarding Short-Term Rentals were reviewed, however at this time the professionals need more time to review these ordinances to insure they are consistent with the Master Plan. There will be more discussions on this at the April meeting.
- 5) Scheule reviewed and discussed the Farmland Update and the RFP. His only suggestions were to include page numbers and double check the link for reviewing the documents.
Motion by Hitchner, second by Lewis to approve the Farmland RFP with the changes mentioned above and to send this to Township Committee to approve advertising. Ayes all.

Vouchers

The Chair recommended approval.

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

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

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

Meeting ended 9:59 p.m.

Minutes submitted by Deputy Board Secretary Melissa Fackler