

February 5, 2008
Pilesgrove Township
Work Session
Minutes

Mayor Bickford called the work session meeting of the Pilesgrove Township Committee to order at 9:00 A.M. followed by the Pledge of Allegiance. Mayor Bickford stated that the meeting was in compliance with the New Jersey Sunshine Law, and the Clerk read the annual notice:

This meeting is called pursuant to the provisions of the Open Public Meetings law. This meeting of February 5, 2008 was included in a list of meetings notice sent to the Today's Sunbeam and the Elmer Times on January 5, 2008, posted on the bulletin board at the Municipal Building on January 5, 2008 and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Mayor Bickford advised that proper notice having been given; the Clerk is directed to include this statement in the minutes of this meeting.

Attendance: Ernest Bickford
Edward Kille
William Miller
Michael M. Mulligan, Esq.

Mr. Scott Donnini, owner of Auburn Road Properties, addressed Committee on the denial of a zoning permit and concerns with his business' application for a construction permit for the winery that he owns. Mr. Donnini presented background on his operation. The approval from the Planning Board has conditions such as parking, and limits any events that expect to draw 100 people to 5 per year with prior review and site plan approval by the Township Planning Board. The current available parking limits the total number of visitors to the site to under 100 people. The business currently has mercantile usage construction code, which limits the site to 15 people at any one time. He is requesting a change in the construction code usage to assembly, which will allow up to 100 people, and a construction permit for an additional bathroom. Mr. Donnini plans on having more than 15 people on site, and wants the construction usage code to comport with the planning board approval.

General discussion on the operation of the business, planning board/zoning approvals and the difference between those approvals and the construction code usage, which is determined by the Uniform Construction Code.

Mr. Mulligan advised that the Township ordinance is to be liberally construed, and the zoning permit should not have been denied. Mr. Mulligan also advised that adding a bathroom within the footprint of the existing building does not require a zoning permit.

Motion made by Miller, 2nd by Kille to authorize Mr. Mulligan to meet with the Township Housing/Zoning Official to discuss this matter. Ayes all.

Mr. Donnini left the meeting.

Motion made by Miller, 2nd by Kille to approve Resolution 08-019, Changing Text & Title. The Clerk explained that this is needed to adjust the line item of Legal Salary & Wage to Legal Other Expenses. Ayes all.

Discussion on the request by Joseph Cotler to mediate the professional fees for the Woods at Laurel Hills development. The Clerk was directed to schedule the mediation. General discussion took place on the need for a snow/ice removal ordinance.

Mr. Kille advised that he will be attending the February 13 meeting at the Ware Building on the County farmland spending plan. The Clerk updated Committee on the status of the documents for the preservation of the Byrnes farm.

Motion made by Kille, 2nd by Miller to open the public comment portion of the meeting. Ayes all.

Resident Cheryl Reardon inquired on the status of the Plan Endorsement Advisory Committee, required by the State Office of Smart Growth. Mayor Bickford advised that the Township will be making appointments. Ms. Reardon inquired on the liquor license issued to the Auburn Road Properties vineyard – Mr. Mulligan advised that type of

license is issued by the State. Ms. Reardon inquired if the February 13 County farmland meeting is open to the public – Mr. Kille advised no, the mayors of the County municipalities were invited.

Mayor Bickford advised Ms. Reardon that the Township researched her inquiry from a previous meeting on notice to residents in case of an emergency. The County emergency dispatch system can notify residents on a Township wide basis or in an area as limited as a neighborhood if there is an emergency.

There being no further public comment, motion made by Kille, 2nd by Miller to close the public comment portion of the meeting. Ayes all.

Motion made by Kille, 2nd by Miller to go into closed session to discuss matters in accordance with N.J.S.A. 10:4-12, specifically pending litigation in the matter of Pacilli v Pilesgrove, Kings Road LLC v Pilesgrove and CJS Investors v Pilesgrove. Ayes all.

Motion made by Kille, 2nd by Miller to reopen the meeting to the public. Ayes all.

Motion made by Kille, 2nd by Miller to adjourn at 11:20 A.M. Ayes all.

Maureen R. Abdill, Clerk