

**PILESGROVE TOWNSHIP
WORK SESSION MEETING
JANUARY 24, 2023
MINUTES**

Mayor Kevin Eachus called the work session meeting of the Pilesgrove Township Committee to order at 7:00 P.M. followed by the Pledge of Allegiance. Mayor Eachus directed the Clerk to read the following Notice:

This meeting is called pursuant to the provisions of the Open Public Meetings law. Notice of this meeting of January 24, 2023, was sent to the South Jersey Times and the Elmer Times on January 3, 2023, posted on the bulletin board at the Municipal Building on January 3, 2023, posted on the Township website on January 3, 2023 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.

Attendance: Kevin Eachus
David Bonowski
Joseph Crevino
Niki Arbittier, Esq.

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

Matthew Cassidy, resident of Oldmans came to voice a safety concern in regards to the lack of bike lanes and shoulders on roads throughout the Township. He suggested it might be something the Planning Board would want to consider when applications come before the Board.

There being no other public comment, motion made by Eachus, 2nd by Bonowski to close this public comment portion of the meeting. Ayes all.

Motion made by Bonowski, 2nd by Crevino to approve the bill list as presented by the Treasurer. Ayes all.

Motion made by Bonowski, 2nd by Crevino to approve the amended Mayoral Appointments. Ayes all.

Motion made by Eachus, 2nd by Bonowski to approve the following resolutions in bulk:
Resolution 23-016, Consenting to the Proposed Lower Delaware Water Quality Management Plan Amendment
Resolution 23-017, Authorizing the Cancellation of 2023 Taxes for a Total Disabled Veteran (B:19, L:2.08, McGinley)
Resolution 23-018, Transfer Resolution
Ayes all.

A motion by Crevino, 2nd by Bonowski authorizing to execute the 2023 Safety Contract between the TRICO JIF and the Township of Pilesgrove. Ayes all.

Motion made by Crevino, 2nd by Bonowski authorizing to except the proposal from Copier Plus for a 63 month lease for \$89.00 a month with full service and supply program. Ayes all.

Discussion items –

The Clerk has received calls regarding speeding in Sharptown and has been asked to have the LED sign deployed. Committee has advised the Clerk to let Public Works know to move the sign.

Bob Woodruff came to discuss the need for more volunteers on the Marlton Park Rec Association. The association started out with 7 or 8 members and now he is the only member left. Township Committee suggested having it advertised in the Newsletter again to try to get more members.

Frank Hoerst and David Avedissian came to discuss cannabis licenses within the Township in regards to their client and also another Pilesgrove resident interested in a micro license. Mr. Avedissian came with handouts and information for the Committee to consider. He stated the Municipality would have the ability to approve or deny the application each year during the annual renewal process. Mr. Avedissian reviewed the election results from the referendum question regarding cannabis in the Township. He stated that they are requesting the Committee approve two micro licenses for cultivation.

Crevino confirmed the max square feet was still 2500 for micro and also asked what the expected revenue would be for the Township based off the size and current value. Mr. Avedissian stated on a low side it would be around \$40,000.00 a year plus property tax increase on the property since it no longer would qualify for farmland assessment. Mr. Crevino stated he has no confidence the state would not come in and take that 2% tax a year once the money starts coming into the Township.

Mayor Eachus stated it is still federally illegal and asked if they are any case laws on this topic. Avedissian stated there is current discussion on it coming federally legal, but it is not there yet. Eachus also brought up banks are not accepting money from these types of businesses since it is not federally legal, but Avedissian stated there are 2 or 3 banks in New Jersey that will accept the funds.

Bonowski asked for clarification on the expected tax money the Township would receive. He also asked about lighting on the property for growing and if this would disturb neighbors. Eric Axelson stated he currently uses black out blinds and would continue to do so.

Motion made by Eachus, 2nd by Bonowski to open to the public on this topic. Ayes all.

Mark Valente resident at 172 Marlton Road came to speak as a small business owner and Salem County Economic Chair. He stated that 95% of businesses in Salem County are small businesses. He stated he is in support of small businesses.

Matthew Cassidy resident on Oldmans Township commented on how well he thought the topic has been discussed. His family owns Salem Oak Winery and at first they were not welcomed in Oldmans, but have turned out now to be a good thing.

Joey Blandino resident at 3 Melissa Lane asked what other Townships in Salem County are allowing this type of business. He also wanted to know how this fits in with the Master Plan and why is it not a permitted use on preserved farmland.

Joe Carmen resident at 10 Fox Road stated he spoke with Mr. Axelson after the last Committee meeting and now he is okay with this type of business going in on Fox Road. He stated the lights do not currently bother him and does not see it being an issue.

Bill Bobbitt resident in Alloway Township stated it is their property and as long as they are following the laws why shouldn't they be allowed to make a living.

Jim Stewart resident of Fox Road is concern with location and does not think a residential area is the right place to have a cannabis business.

Carey Italiano resident at 2 Melissa Lane reviewed a recap of the conversation based off notes she took during the meeting. She stated she supports local businesses over warehouses.

Crevino thanked everyone for coming and having a dialog.

Motion made by Eachus, 2nd by Crevino to close the public hearing. Ayes all.

The Clerk provided a brief update on Richman's Center and Committee asked for Richman's to attend an upcoming meeting.

Committee reviewed Reliance Fire Company Election Results for Officers for 2023.

Crevino stated that Planning Board would like a variance report for the past few years and has asked Randy Scheule to provide a quote. Crevino stated they would like to try to minimize how many variances are given by changing the requirements.

Salem County Sheriff's Office has asked about placing a clothing recycling/ donation bin at the Municipal Building. Committee would like to see if they are willing to place it at the Convenience Center instead. If they are willing to it would be done on six month trial period. The Clerk will reach out.

Committee reviewed American Legion Ambulance Cost for 2023, which will be \$34,110.00. The Township still does not have the contract signed from the Ambulance for 2022. The Clerk will follow up.

Motion made by Eachus, 2nd by Bonowski to open the public comment portion of the meeting. Ayes all.
There being no public comment, motion made by Eachus, 2nd by Bonowski to close this public comment portion of the meeting. Ayes all.

Allen Coulter came to discuss the Tire Disposal Permit, which if the Township goes this route verses Salem County Landfill the Township will be saving \$500.00 each trip.

Committee discussed the agreement for disposal facility with OMNI. Niki Arbittier is okay with the contract from a legal stand point. Allen stated his only concern is with pricing issues and being charged for cardboard and paper. He still wants to do a little more research before signing the contract.

Motion made by Crevino, 2nd by Bonowski to go in to closed session to discuss matters in accordance with N.J.S.A 10:4-12, specifically contract negotiations and Personnel. Ayes all.

Motion made by Crevino, 2nd by Bonowski to reopen the meeting to the public. Ayes all.

The Clerk confirmed Committee would like to move forward with the tire disposal permit, but wait a little on the OMNI agreement until Allen has more information.

Motion made by Eachus, 2nd by Crevino to adjourn at 9:09 PM. Ayes all.

Melissa Fackler, Clerk