

**PILESGROVE TOWNSHIP  
RESCHEDULED REGULAR MEETING  
September 13, 2022  
MINUTES**

Mayor Kevin Eachus called the regular 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 Annual Notice:

This meeting is called pursuant to the provisions of the Open Public Meetings law. Notice of this meeting of September 13, 2022, posted on the bulletin board at the Municipal Building on January 3, 2022, posted on the Township website on January 6, 2022 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 Eachus advised that proper notice having been given; the Clerk is directed to include this statement in the minutes of this meeting.

Attendance: Kevin Eachus  
Joseph Crevino  
Kelsey Mitchell, CFO  
Niki Arbittier, Esq.

Motion made by Crevino, 2<sup>nd</sup> by Eachus to approve the minutes of the July 26, 2022 and August 2 and 23, 2022 meeting. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to approve the bill list as presented by the Treasurer. Ayes all.

Motion by Eachus, 2<sup>nd</sup> by Crevino to approve the Tax Collector's report for August, 2022. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to open the public comment portion of the meeting. Ayes all.

There being no public comment, motion made by Crevino, 2<sup>nd</sup> by Eachus to close the public comment portion of the meeting. Ayes all.

Emergency Management Report was reviewed by Joe Gebely. Joe Gebely also informed Committee he has been working on a severe weather annex plan to make sure the Township would be prepared.

Richman's Center LLC came to discuss their Redevelopment Plan. There are two phases to their plan, which start with building two pole barns for storage for the wood working materials. Phase two would be to work on the main building structure and have a few businesses come into the building. The Engineer for Richman's reviewed the Township's Planners report and will be in communication with Randy Schedule as updates are made to the plan. Currently, the owners of Richman's would like to upgrade their electrical panel to start their wood working phase 1 and would like Committee's permission to do so. Crevino stated he is hesitant to allow this until Committee has more of a timeline for the improvements. The Engineer for Richman's stated he will talk to an architect for a better timeline and will report to Committee within 60 days. Committee asked that Richman's comes every so often to update their progress.

Motion made by Crevino, 2<sup>nd</sup> by Eachus to approve Resolution 22-077, authorizing Pilesgrove Township to enter into a CO-OP to purchase computer equipment and software. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to approve Resolution 22-078, Ch. 159 for Farmland Preservation Plan Update. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to approve on first reading:

**Ordinance 22-08**

**AN ORDINANCE BY THE TOWNSHIP OF PILESGROVE AUTHORIZING THE SALE OF BLOCK 91, LOT 14 PURSUANT TO 40A:12-13(B)(5)**

Roll call: Eachus yes, Crevino yes, Bonowski absent.

Motion made by Crevino, 2<sup>nd</sup> by Eachus to approve on first reading:

**Ordinance 22-09**

**AN ORDINANCE AMENDING SECTION 64-3 of CHAPTER 64 OF THE CODE OF THE TOWNSHIP OF PILESGROVE**

Roll call: Eachus yes, Crevino yes, Bonowski absent.

Discussion items –

Roy Duffield came to discuss the list of quotes he received for COAH appraisals for North Point. He stated this first phase, which will be taking place in 2022 should cost around \$1,800.00 and suggest Committee go with Molinari & Associates to complete the work. In the future years the Township may want to budget for \$20,000-\$25,000.00 for appraisal work to be done. Kelsey Mitchell confirmed there is \$1,800.00 in the current budget that can be used to cover the COAH appraisals.

Committee reviewed the 2021 Tax Sale List.

Niki Arbittier provided an update on the Election Ballot Box. The County will be installing and covering all cost for installing a security camera to view the box. Niki will be preparing an agreement for the box and camera to be signed by the County Board of Elections and Pilesgrove Township.

Committee reviewed the Planner's report for Short-Term Rental Ordinances. The Clerk will reach out to the Planner for approval guidelines for the Planning Board to use while reviewing these applications. Committee will discuss this more at the workshop meeting once Niki Arbittier reviews the ordinances again, since it has been quite some time since introduction.

The Clerk prepared a list of comments to DEP on the Stormwater Draft Permit. Committee reviewed the comments and also suggested adding a few pictures, one of a current DEP waterway located in the Township and another of snow geese that flock to the area each winter which add to the fecal coliform numbers found in the waterways from DEP.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to open the public comment. Ayes all.

Eric Axelson resident at 18 Fox Road came to discuss his business with Committee. Mr. Axelson owns Garden State Harvest, which is currently a hemp growing business. Mr. Axelson has applied for a conditional microbusiness license with the State to grow cannabis for Class 1 and Class 2 licenses. Mr. Axelson stated he has 165 days to gain municipal support; however, Niki Arbittier advertised this timeline does not give enough time to discuss and adopt any ordinances if Township Committee was to even want to proceed. The State laws are still pretty vague when it comes to cannabis and more discussions need to be had to insure to best decision is made for the Township. Township Committee asked Mr. Axelson to forward guidance documents from the State to the Clerk. The Township Solicitor will review documents and discuss with Committee.

Hearing no other comments a motion made by Eachus, 2<sup>nd</sup> by Crevino to close the public comment. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to go into closed session to discuss matters in accordance with NJSA 10:4-2, specifically litigation. Ayes all.

Motion made by Crevino, 2<sup>nd</sup> by Eachus to return to open session. Ayes all.

Motion made by Eachus, 2<sup>nd</sup> by Crevino to adjourn at 9:21 PM. Ayes all.

Melissa Fackler, Clerk