

Township of Pilesgrove Planning Board

Minutes

Held at the Pilesgrove Township Municipal Building

August 16, 2023

The Chair called the meeting to order at 7:00 p.m. He announced that the South Jersey Times and the Elmer Times were notified on January 26, 2023. 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
Milton Eachus - Absent
Bill Miller
Craig Lewis
Jeff Dobbs
Matthew Hitchner - Absent
Joe Blandino

Alternate #1 Ruth Peters
Alternate #2 Jeremy Chandler
Alternate #3 Mark Valente
Alternate #4 Ben Evans - Absent

The Chair seated Ms. Peters for Mr. Eachus and Mr. Valente for Mr. Hitchner.

Board's Professionals were sworn in by Board Solicitor Joseph DiNicola, Jr.

Motion to approve July 19, 2023 Minutes: (Crevino/Dobbs) all ayes on voice vote. (Not voting: String/Peters)

Resolutions Memorializing the Board's Actions:

None

Determination of Completeness Hearing & Public Hearing:

2023-013 Michael Italiano B: 30 L: 10.04 – Bulk Variance (Pole Barn)

*Board Member Mr. Blandino stepped down; Mr. Chandler seated for Mr. Blandino.

Board Solicitor swore in Applicants, Michael and Carey Italiano. Applicants are proposing a 40' x 60' (2,400 SF), 23.5-foot high pole building for personal use and storage, with a new driveway for access from Kings Highway

Board Planner Scheule reviewed his August 10, 2023 Planner's Report with the Board.

Assessment records indicate the 2.12-acre corner property is improved with a 1,960 SF single-family home constructed in 1999. The Google Earth image indicates driveway access from Melissa Lane, and accessory structures. The property is located in the Restricted Residential (RR) Zone. The Church of Jesus Christ of Latter-Day Saints adjoins the subject property to the south.

Completeness:

Board Planner Scheule discussed the plans and documents submitted by the applicant and provided comments and recommendations:

As to Checklist No. 1: Details Required for Variance Applications, the following waivers are required:

1. 4. Key map at less than one inch equals 800 feet.
2. 14. Acreage figures (both with and without areas within public rights-of-way).
3. 15. Approval signature lines
4. 20. Zoning districts affecting the tract, including district names and all area and bulk requirements, with a comparison to the proposed development.
5. 22. Delineation of floodplains, including both floodway and flood-fringe areas, flood zone, flood elevation and elevation of lowest floor level.
6. 23. Wetlands, marshes, ponds, and land subject to flooding
7. 25. Certification from the Township Tax Collector that all taxes and assessments are paid to date.
8. 28. The locations of man-made and natural features, such as bridges, wetlands, treed areas, drainage divides, marshes, and depressions, both within the tract and within 100 feet of its boundaries or beyond, as necessary to determine offsite drainage impacts.
9. 29. A field survey of the property's (site's) vegetation, soils, and hydrologic conditions that clearly identifies and characterizes all wetlands, wetland transition areas, and non-wetland areas in accordance with the methodology described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" (or a certification from a New Jersey licensed engineer stating that no such conditions or areas are present at the property) and verification of such

delineation or certification in the form of a letter of interpretation (LOI) issued by the New Jersey Department of Environmental Protection (NJDEP).

As to Checklist No. 6 General Requirements, the following waivers are required:

The following waivers are required: promulgated thereunder; or c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands. The Planning Board may waive the above requirements where it can be established by applicant and verified by the Board and its professionals that no wetlands exist on site or on contiguous property owned by the applicant. Checklists have not been provided, and no waivers have been requested by the applicant. This application may be deemed complete pending confirmation of taxes paid, and the Planning Board's favorable consideration of the waivers identified above.

Motion to deem Completeness: Crevino/DeSiato *All ayes on voice vote.*
(Not voting: Blandino)

Public Hearing:

Applicant advised the Board that he has approximately 7 antique vehicles that he is seeking to store in the proposed Pole Barn. Due to the sizes of his vehicles, he is seeking a variance as to the height of the Pole Barn, along with other variances. Mr. Italiano further advised that he is requesting driveway access from Kings Highway. Ms. Italiano advised that they provided a certification in their application packet stating that the County approved their request to have driveway access from Kings highway.

Board Planner Scheule reviewed his report with the Applicant and the Board, specifically the "oversized shed option" and noted the following:

1. Section 145-18C(2)(c)[2] - The "oversized shed option" permits up to 1,380 square feet of PRS space that may be shared between a maximum of two PRS. No oversized shed shall exceed 1,080 square feet in area. Oversized sheds that exceed either 300 square feet in area and/or exceed 15 feet in height must comply with the principal building side yard (40') and rear yard (75') setback requirements.
2. Board Planner further noted that the applicant would need the following variance relief:
 - a. Maximum shed size – 1,080 SF permitted; 2,400 SF proposed
 - b. Minimum side yard – 40 feet required; 30 feet proposed
 - c. Minimum rear yard – 75 feet required; 30 feet proposed
3. The minimum front yard depth from Kings Highway is 75 feet. Applicant shall confirm that the proposed building will be a minimum of 75 feet from the Kings Highway ROW line.
4. The width and composition of the proposed driveway should be specified.

5. Building coverage inclusive of the home and proposed pole building is 4,360 SF or 4.7%, where the maximum permitted is 7%. This calculation does not account for the sheds/play structures depicted on the aerial photo.

6. Calculated lot coverage inclusive of the existing and proposed buildings, and existing driveway is 5,620 SF or 6.1% where a maximum of 9% is permitted. This calculation does not account for the proposed new driveway.

7. Section 145-23D - The height of accessory buildings shall be a maximum of 25 feet unless otherwise specified in Articles IV and VI. Pole buildings are not addressed in Articles IV and VI, therefore the 23.5' height is deemed to be permissible.

8. The recorded subdivision contains a note prohibiting access to Kings Highway. Applicant requires relief from this condition for the proposed driveway.

Board Planner Scheule further indicated that the recorded subdivision plat contains a note prohibiting access to Kings Highway.

Board Chair String asked who placed the restriction on the access from Kings Highway, Board Planner Schuele advised that the County placed the restriction. Board Planner discussed the recorded major Subdivision Plan as to the restriction of access to Kings Highway for Lot 10.04 along with the lot across from Melissa Lane.

Board Member Miller asked if the restriction is noted on the Deed, Board Solicitor DiNicola advised that it would be part of the Deed by the nature that the subdivision plat that is recorded with the County follows the chain of title, which means that it is part of the Deed. The Board also presented concerns with the proposed pole barn being larger than the Applicant's residence, along with water drainage and the height of the building.

Board Solicitor DiNicola advised the Applicants to return to the Salem County Planning Board to confirm that the County was aware of the restriction placed on their lot in the filed subdivision plat, and thereafter return to the Board once they receive confirmation of the waiver received via County level. Board Solicitor DiNicola further advised the Applicant/Board to review the Salem County Resolution and the Pilesgrove Resolution. Board Solicitor advised that Applicant's application is to be tabled at this time.

Motion to continue Public Hearing: Crevino/Lewis - *All ayes on voice vote.*
(Not voting: Blandino)

PUBLIC HEARING, NEW & CONTINUED:

2023-011 Patrick Layman B: 80 L: 6 – Bulk Variance

Applicant, Patrick Layman, sworn in by Board Solicitor DiNicola. Applicant discussed with the Board that he is seeking to add an addition to the right side of his existing residence, which currently consists of 3 bedrooms and one bath. Adding an addition, 25 x 50 master bedroom will be in the back of the proposed addition with moving the bathroom to the proposed addition. The house will remain as a three bedroom, as one

of the existing bedrooms is small in size and that room will be merged into the adjoining bedroom to become one larger bedroom. The addition will also have a covered patio and a new roof. Applicant will also be moving the driveway in order to allow the construction of the proposed addition.

Board Planner Scheule reviewed with the Board his June 15, 2023 Planner's Report.

Tax assessment records indicate the subject 0.87-acre property is improved with a single-family home constructed in 1960. The sketch provided with the application depicts the relative location of the home, driveway and shed. The property is located in the Agricultural Retention-2 (AR-2) Zone. The application proposes additions to the home that will increase its size from 1,793 SF to 3,114 SF, and additional walkway that will increase lot coverage from 7% to 12%. A new driveway is also proposed. Maximum permitted coverage is 9%. A lot coverage variance is required. The proposed additions will be setback 70' from the road, where 75' 70' from the road, where 75' is the minimum required. A front yard variance is required.

Review Comments:

1. Variance approvals requested/required:

- a. Lot Coverage - to permit 12% where the permitted maximum is 9%.
- b. Front Yard Setback – to permit 70' where 75' is the required minimum.
- c. Side Yard Setback (south) – to permit a 33' setback, where the minimum required side yard is 40'.

2. The application notes proposed structure size as 3,114 SF. Maximum permitted building coverage is 7% (2,653 SF). Pending clarification from the applicant regarding square footage, and consideration of the 160 SF shed, a variance for building coverage (~8.6%) is required.

3. The application indicates the building additions comply with the applicable height limits.

4. The buffer report indicates adjoining Lot 2 (49 Fox Road) is assessed farmland. Section 145-17P requires a 150' buffer on the side and rear of applicant's property. The application indicates the proposed addition will be 33' from the southerly sideline and 130' from the rear line. Potential waiver/modification of the buffer requirements should be discussed.

Motion to Open to Public: (Crevino/Lewis) all ayes on voice vote.

No comments from the public.

Motion to Close to Public: (DeSiato/Crevino) all ayes.

Motion to approve Bulk Variances: (5) Variances for lot coverage, front & side yard setbacks, building coverage, any pre-existing non-conforming lot size issues, waiver of the agricultural buffers - (Valente/Crevino) all ayes on roll call.

Informal Hearing:

None

Discussion:

Board's Planner (Randy Scheule) Report:

Board's Planner, Randy Scheule, reviewed his August 11, 2023 Residential Accessory Building and Lot Coverage as a follow-up to his previous reports on the topic of reducing the number of variances for residential accessory.

New Business

Applications: Discussions as to reducing the number of copies from 18 to 5 when new applications are submitted to the Planning Board. Also, requesting (if possible) plans to be sent via pdf – especially to the Board's Professionals. The Application Instruction form to be revised to reflect same.

Old Business

Township Ordinances: 23-010; 23-012; 23-016

Motion to approve Township Ordinances: (DeSiato/Crevino) all ayes on roll call.

Correspondence

None

Public Comment

Motion to Open to public comments: (Crevino/Dobbs) all ayes on voice vote.

No comments from the public.

Motion to Close to public comments: (Lewis/Dobbs) all ayes on voice vote.

Motion to adjourn (Crevino/Peters), all ayes on voice vote.

*Meeting adjourned at 8:31 p.m. Minutes submitted by Planning Board Secretary:
Brenda Sharp*