

**Township of Pilesgrove Planning Board**

**Minutes**

**Held at the Pilesgrove Township Municipal Building**

**December 21, 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 - Absent  
Mark DeSiato, Vice Chair  
Joe Crevino  
Craig Lewis  
Russel Davis - Absent  
Milton Eachus  
Bill Miller - Absent  
Jeff Dobbs  
Matthew Hitchner

Alternate #1 Joe Blandino  
Alternate #2 Mark Valente  
Alternate #3 Ruth Peters  
Alternate #4 Jeremy Chandler

The Vice-Chair seated Mr. Blandino for Mr. String, Ms. Peters Mr. Davis and Mr. Chandler for Mr. Miller.

The Board's Professionals were sworn in.

*Motion to approve November 16, 2022 Regular Session Minutes (Crevino/Peters) all ayes on roll call. (Not voting: Lewis/Eachus/Hitchner & Blandino)*

**Resolution Memorializing the Boards Actions:**

2022-13 Woodstown Trading, Inc. (\*Dobbs stepped down)

*Motion to approve Resolution No. 2022-24 Woodstown Trading, Inc. (Crevino/Peters), all ayes on roll call.*

*Abstained; Lewis/Crevino/Blandino/Chandler/Hitchner.*

**\*\*Miller was called and placed on speaker phone to vote, with placing his name on the record at Solicitor's request.**

**Completeness Hearing & Informal Review:**

2022-15 North Point Pilesgrove Industrial, LLC

Professionals (Ben Nadell & Ryan McDermott) were sworn in by Solicitor DiNicola with each placing their credentials on the record. Mr. Nadell reviewed with the Board the December 15, 2022 Planner's Report as to returning to tonight's meeting for completeness.

McDermott also reviewed the Planner's Report of December 15, 2022 specifically the comments and recommendations that were placed in Planner's report. It was noted that most of the items listed on Checklist No. 4 has already been addressed as follows:

- A. Location and extent of any proposed groundwater recharge basins, detention basins or other water or soil conservation or drainage devices, with cross sections every 50 feet at right angles to the long access of the basin, each extending 75 feet beyond the top of the rim of the basin on each side.
- B. Map drawn to scale (minimum scale one-inch equals 100 feet) showing the contributing area to each inlet or cross drain.
- C. Plans, profiles and details of proposed improvements and utility layouts as required by ordinance and required letters from the appropriate county and state agencies granting approval for the extension of utility service.
- D. Proposed permanent monuments shall be shown, in accordance with the Map Filing Law, N.J.S.A. 46:23-9.9; and

It was further indicated on Planner's Report that Applicant is requesting waivers for:

- a. All additional details required at the time of preliminary approval; and
- b. Copy of the signed preliminary plat in conformance with the resolution of approval.
- c. Architect's design drawing of each building and sign.
- d. Plans and profiles of all storm and sanitary sewers and water mains.
- e. Letters directed to the Chairman of the Board and signed by a responsible official of all utility companies, etc., providing service to the district as required by ordinance.
- f. Certification, in writing, from the applicant to the Board that the applicant has:
  - (1) Installed all improvements in accordance with the requirements of this chapter and the preliminary approval; and/or
  - (2) Posted a performance guaranty in according with § 145-61 of Chapter 145, Land Use.

- g. Statement from the Township Engineer that: all installed improvements have been inspected and as-built drawings have been submitted; and those installed improvements that do not meet or exceed township standards shall be factored into the required performance guaranty.

McDermott advised that Applicant is requesting Preliminary and Final approval at the next Planning Board meeting.

Planner Scheule confirmed that he did receive the additional information from Applicant as noted above. Preliminary and Final waivers that the Applicant is requesting is supportive and Planner Scheule has no issues with granting the waivers. Applicant has provided updated tax assessments and other agencies. Planner Scheule advised that the waivers contained in Checklist #5 is somewhat redundant, and that he would deem Applicant complete.

Vice-Chair DeSiato open questions to the Board (none).

*Motion to approve Completeness (Blandino/Peters) all ayes on roll call. (Not voting: Lewis/Eachus/Hitchner)*

**PUBLIC HEARING, NEW & CONTINUED:**

Motion to open the public hearing (Crevino/Eachus) ayes all. Hearing no comments, motion to close public hearing (Crevino/Peters) ayes all.

**Discussion:**

The Board discussed setting the date of January 18, 2023 (6:30 pm) for the Reorganization Meeting. Board Secretary advised that applications of interest have been submitted by McKelvey (Engineer); Randy Scheule (Planner); Joseph DiNicola (Solicitor); and Adam Tesley (Solicitor).

**New Business**

None

**Old Business**

None

**Correspondence**

None

**Public Comment**

Motion to open public comment was made by (Crevino/Eachus) ayes all.

Hearing no comments motion to close public comment was made by (Crevino/Dobbs) ayes all.

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

*Meeting adjourned at 7:23 p.m.*

*Minutes submitted by Planning Board Secretary Brenda Sharp*