



Carneys Point Township  
Planning Board  
303 Harding Highway  
Carneys Point, NJ 08069

Tuesday, January 12, 2021

MINUTES - RE-ORGANIZATION MEETING

6:30 PM

**1. Opening: Meeting Called to Order** (by Attorney Michael Aimino, Esq.)

**A. Open Public Meetings Act.**

This meeting is being held in compliance with the open public meetings act. Advance notice of this meeting was given by way of the Annual Notice which was filed with the Carneys Point Township Clerk, forwarded to the South Jersey Times and was posted on the bulletin board in the lobby of the Carneys Point Township Municipal Building.

**This meeting is being conducted by video teleconference and was properly noticed in accordance with DCA guidelines.**

JANUARY 12, 2021 PLANNING BOARD MEETING VIA VIDEO TELECONFERENCE – 6:30PM

To join the conference by URL: <https://xtel.accessionmeeting.com/j/11612154779>

Please note: that is a j after .com/

Or by iPhone one-tap: +8568070288,11612154779# (US Toll)  
+4966460381,11612154779# (US Toll)

Or join by phone: Dial 1 8568070289 (US Toll) or +1 4696460381 (US Toll)  
Meeting ID: 116 1215 4779

**B. Flag Salute**

**C. Announcement of Appointments and Swearing in**

Theresa Walker – Class I	1 year	(2021)
Ed Voyles – Class II	1 year	(2021)
Pat Bomba – Class III	1 year	(2021)
Anthony Rullo – Class IV	4 year	(2024)
Howard Cagle – Class IV	4 year	(2024)
Dave Raymond – Alt # 1	2 year	(2022)
Wendy Burke – Alt # 2	2 year	(2022)

Note: New Appointees not in attendance were:

Theresa Walker, Dave Raymond and Wendy Burke – will be sworn in next meeting  
Remainder of Appointees were sworn in by Attorney Michael Aimino, Esq.

Roll Call (meeting attendance):

Present: Anthony Rullo, Pat Bomba, Larry Basile, Jim Sassi, Levi Snow, Ed Voyles, Mark Lee, Howard Cagle and Germar Ledford

Absent: Teresa Walker, D. Raymond, Wendy Burke and Marcus Lee

**NOTICE PURSUANT TO N.J.S.A. 10:4-8(d)**

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### D. Nomination and Appointment of Chairman for the year 2021

Nomination made by Larry Basile to appoint Ed Voyles

Chairman for the year 2021: second by Anthony Rullo

Roll Call Vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile	X		X				
L. Snow			X				
A. Rullo		X					
H. Cagle			X				
J. Sassi			X				
Mark Lee			X				
D. Raymond Alt #1						X	
Wendy Burke Alt#2						X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4						X	

### MEETING TURNED OVER TO CHAIRMAN:

### E. Nomination and Appointment of Vice Chairman for the year 2021

Nomination made by Ed Voyles to appoint Larry Basile as Vice

Chairman for the year 2021: second by Anthony Rullo

Roll Call Vote:

MEMBER	Moved	Second	yes	no	Abstain	absent	conflict
Theresa Walker			--			X	
E. Voyles	X		X				
P. Bomba			X				
L. Basile			X				
L. Snow			X				
A. Rullo		X	X				
H. Cagle			X				
J. Sassi			X				
Mark Lee			X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

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**F. NOMINATION AND APPOINTMENT OF THE SECRETARY FOR THE YEAR 2021**

Nomination made by: Larry Basile, Second by: Mark Lee

Roll Call Vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile	X		X				
L. Snow			X				
A. Rullo			X				
H. Cagle			X				
J. Sassi			X				
Mark Lee		X	X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

**G. DISCUSSION FOR PROFESSIONALS FOR 2021:**

Law Firm Resumes Received From:

1. Michael A. Aimino, Esq from Law Office of Aimino & Dennen, LLC- Woodbury NJ

Engineering Firm Resume Received From:

1. Sickels & Associates Inc, Woodbury NJ

Planner

1. Bach Associates, Haddon Heights NJ

**H. NOMINATION AND APPOINTMENT OF THE SOLICITOR FOR THE YEAR 2021:**

Nomination made by Larry Basile to appoint Michael Aimino, Esq.  
Of Aimino and Dennen LLC as Planning Board Solicitor for year 2021  
Second by Howard Cagle

Roll Call Vote;

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Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile	X		X				
L. Snow			X				
A. Rullo			X				
H. Cagle		X	X				
J. Sassi			X				
Mark Lee			X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

### I. NOMINATION AND APPOINTMENT OF THE ENGINEERING FIRM FOR YEAR 2021

Nomination made by: Anthony Rullo to appoint Sickels & Associates as the  
Planning Board Engineering Firm for year 2021

Second by: Howard Cagle

Roll Call Vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile			X				
L. Snow			X				
A. Rullo	X		X				
H. Cagle		X	X				
J. Sassi			X				
Mark Lee			X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

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### J. NOMINATION AND APPOINTMENT OF THE PLANNING FIRM FOR YEAR 2021

Nomination made by: Anthony Rullo to appoint Bach Associates  
As Planning Board Planner for year 2021  
Second by: Mark Lee

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile			X				
L. Snow			X				
A. Rullo	X		X				
H. Cagle			X				
J. Sassi			X				
Mark Lee		X	X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

### K. DESIGNATION OF THE OFFICIAL NEWSPAPERS FOR THE YEAR 2021

Primary- South Jersey Times & Secondary – Elmer Times  
Motion to approve: Mark Lee Second: Levi Snow  
All were in favor 9 Opposed 0

### L. APPROVAL OF THE PLANNING BOARD 2021 MEETING SCHEDULE

**NOTE: For June meeting there is a change from our normal second Tuesday of the month to the next night which is Weds. June 9<sup>th</sup> due to court room being occupied on the 8<sup>th</sup>.**

See attached

Motion to approve: Anthony Rullo Second: Howard Cagle  
All were favor - 9 opposed 0

### 2: SWEARING IN OF PROFESSIONALS:

Attorney Michael Aimino swore in Stephen Cosaboon, PE for Sickels & Associates and  
Candace Kanapue, PP, AICP for Bach Associates for year 2021

### 3: COMMENTS FROM PUBLIC ON REORGANIZATION PORTION OF MEETING:

Motion to open re-organization meeting to public made by Anthony Rullo and second by Larry Basile.  
All in favor

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There were no comments by the public

**MOTION TO CLOSE REORGANIZATION PORTION OF MEETING**

*Motion made by Howard Cagle and second by Jim Sassi and approved by all.*

*Re-Organization meeting closed at 7:07 pm*

**PART II: BUSINESS PORTION OF JAN. 12<sup>TH</sup> MEETING:**

**E: Roll Call**

T. Walker	_____	J. Sassi	_____	H. Cagle	_____	Marcus Lee:	_____
A. Rullo	_____	L. Snow	_____	D. Raymond	_____		
P. Bomba	_____	E. Voyles	_____	T. Burke	_____		
L. Basile	_____	Mark Lee	_____	G. Ledford	_____		

**F: Minutes from meeting held 12-8-2020:**

Motion for approve the minutes was made by Mark Lee and Second by Howard Cagle  
And approved by those in attendance at the Dec. 8<sup>th</sup> meeting: E, Voyles, J. Sassi, L. Snow and H. Cagle

**4. Memorializing Resolutions:**

Chairman Voyles called for a motion to approve, by unanimous consent, Resolutions 2021-RO-01 thru 2021-RO-06.  
Motion made by Anthony Rullo and second by Howard Cagle and approved by all.

Resolution 2021-RO-01	Appointment of Secretary
Resolution 2021-RO-02	Appointment of Solicitor
Resolution 2021-RO-03	Appointment of Engineering Firm
Resolution 2021-RO-04	Appointment of Professional Planning Services
Resolution 2021-RO-05	Planning Board Meeting Schedule
Resolution 2021-RO-06	Designation of Official Newspapers

MOTION TO APPROVE THE LISTED RESOLUTIONS BY UNANIMOUS CONSENT: Made by:  
Larry Basile and second by Mark Lee

**5: Township Committee Resolution 2020-246 Authorizing the Planning Board to undertake a non-condemnation Redevelopment Area preliminary investigation for Block 191, Lots 1, 2, 3, 4, & 5**

*Candace Kanaplue, PP, AICP explained the Preliminary Investigation Process and Information = The Township Committee through Resolution 2020-246 requests the Planning Board to undertake an investigation as to whether Block 191, Lots 1, 2, 3, 4, & 5 (the "Study Area") satisfies the criteria for an area in need of redevelopment.*

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*Ms. Kanaplue went over her findings with the Board (copy attached to these minutes) It was found that the "Study Area" is in need of redevelopment as defined in N.J.S.A. 40A:12A-1 et seq. and the Board is hereby authorizing Township Planner, Candace Kanaplue, PP AICP to perform a preliminary investigation and maps of the Study area and issue a report to the Board.*

*Motion was made by Anthony Rullo to authorize Candace Kanaplue, PP, AICP to prepare preliminary investigation  
Second by Marcus Lee  
Roll Call Vote:*

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile			X				
L. Snow			X				
A. Rullo	X		X				
H. Cagle			X				
J. Sassi			X				
Mark Lee		X	X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

### **6: RESOLUTION 2021-07:**

*The Planning Board Authorizing Township Planner, Candace Kanaplue, PP, AICP of Bach Associates, PC to perform a Preliminary Investigation as to whether block 191, lots 1, 2, 3, 4, & 5 (the Study Area) is a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 ET SEQ*

*Motion to approve Resolution 2021-07 made by Marcus Lee and Second by Levi Snow: roll call vote:*

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Theresa Walker			--			X	
E. Voyles			X				
P. Bomba			X				
L. Basile			X				
L. Snow		X	X				
A. Rullo			X				
H. Cagle			X				
J. Sassi			X				

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Mark Lee	X		X				
D. Raymond Alt #1			--			X	
Wendy Burke Alt#2			--			X	
G. Ledford Alt#3			X				
Marcus Lee Alt#4			--			X	

**7: Old Business: none**

**8: New Business: none**

**9: Report from Township Committee: none**

**10: Comments from Public:**

\_\_\_\_\_ Motion to open meeting to public made by A. Rullo and second by H. Cagle  
With no comments from public, motion to close made by Rullo and second by Sassi

**11: Adjournment:**

\_\_\_\_\_ Motion to adjourn made by Marcus Lee and Second by Levi Snow and approved by all

Meeting Adjourned at 7:09

\_\_\_\_\_  
Freda Earnest, Secretary

Date Approved: \_\_\_\_\_

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