

Meeting Minutes

Carneys Point Township Planning Board

The Regular Meeting of the Township Planning Board was called to order at 6:30 pm on Tuesday, February 14, 2023 by Chairman Howard Cagle.

Chairman Cagle read the Open Public Meeting Act and the Video Teleconference and Noticing guidelines and ask for the Flag Salute.

Roll call for attendance: Chairman Cagle, Mayor Wayne Pelura, John Bibeau, Ken Dennis, Jim Sassi, Mark Lee, David Wright, John Giocaboni
Absent were: Kim Murray, Doug Sparks and Wayne Gerhard

Motion was made by Ken Dennis to approve the minutes from January 24, 2023 and second by Mark Lee and approved by all.

First order of business was Appointment of the Planning Firm of Taylor Design Group, Inc. of Mount Laurel, NJ for year 2023 with Michelle M. Taylor, PP & AICP as the Planner. Motion to approve the Resolution #2023-RO-04 appointing Ms. Taylor as Professional Planner for 2023 was made by Wayne Pelura and second by Ken Dennis with roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura	X		X				
J. Bibeau			X				
K. Dennis		X	X				
J. Sassi			X				
M. Lee			X				
K. Murray			--			X	
H. Cagle			X				
D. Wright			X				
J. Giocaboni			X				
W. Gerhard			--			X	
D. Sparks			--			X	

8 approved 0 denied

Michelle Taylor, PP, AICP was then sworn in by Board Attorney, Adam Telsey, Esq.

Next was the appointment of Planning Board Alternate #3, Robert D'Angelo and was sworn in by Mr. Telsey.

Next was the Technical Hearing for Application 2022-20 of Twisted Hat Cannabis, LLC for Block 193, Lot 6 located at 327 Slapes Corner Road for a variance relief, use approval and minor site plan. Applicant's attorney was Joseph DiNicola Jr, Esq. explained that there were changes made to the site plan and they were not able to get them to Board Engineer, attorney or planner until Friday February 10th which did not give the professionals enough time to review the plans. Mr. DiNicola asked if the application can

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be carried over to next meeting to give Board Professionals a chance to do a thorough review. He mentioned the biggest items changed were lighting issues, having to address an electric charging station which is now a state requirement for any more than 16 parking spaces, and sidewalk modifications.

Motion was made to carry technical hearing to the February 28th meeting. Applicant does not need to re-notice. Motion was second and all approved.

They were also informed that they need a letter from the Zoning office showing approved conditional use and signed by the zoning officer.

Next was Resolution #2023-11 Regarding Application 2023-02 of Exit 4 Harding Highway Urban Renewal, LLC granting amended major site plan approval for property located at Route 48 and Golfwood Ave, designated as Block 191, Lots 1, 2, 3, 4 & 5. Motion to approve was made by Ken Dennis and second by Mark Lee. Roll call vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			X				
J. Bibeau			X				
K. Dennis	X		X				
J. Sassi			X				
M. Lee		X	X				
K. Murray			--			x	
H. Cagle			X				
D. Wright			--				X
J. Giocaboni			X				
W. Gerhard			--			x	
D. Sparks			--			x	
R. D'Angelo			--				

7 approved 0 denied

Resolution 2023-12 was drawn up to authorize the hiring of a conflict legal counsel to appoint Michael Aimino, Esq. to represent the Carneys Point Planning Board in a lawsuit by Fedele J. DePalma v. Carneys Point Township Planning Board, et al. Present solicitor has a conflict and is unable to represent the CPPB with respect to the lawsuits.

Motion to approve Resolution 2023-12 was made by Ken Dennis and second by Mark Lee and roll call vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			X				
J. Bibeau			X				
K. Dennis	X		X				
J. Sassi			X				
M. Lee		X	X				

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K. Murray			--			X	
H. Cagle			X				
D. Wright			X				
J. Giocaboni			X				
W. Gerhard			--			X	
D. Sparks			--			X	
R. D'Angelo			X				

9 approved 0 denied

There was no old business and no new business and no comments from Township Committee representative.

Motion was made and second to open meeting to the public

Eliza Daniels had questions concerning retention ponds at Layton's Lake. The one pond is flowing as expected but the other is overflowing. She wants to know what can be done to correct that situation. Also that there is heavy traffic in the area and another water contamination issue.

Leon Daniels also was sworn in to testify and reiterated what was said by last witness. Wants to know who they talk to about water safety.

Attorney Telsey explained that this was a Township issue and not Planning Board and we could not address these issues at this meeting. They would need to contact the Township. Mr. Bibeau explained to them that NJ American Water Co. treats everyone's water in this area and they should also contact them.

Mrs. Daniels thanked Mr. Bibeau for explaining to them so they have a better understanding.

Motion was made to close meeting to public and all approved.

Motion was made by Jim Sassi to adjourn, second by Mark Lee and approved by all. Adjourned at 7:10pm

Freda Earnest, Secretary

Date

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