

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 24, 2018 at the time of 6:30 PM.

The meeting was called to order by Chairman Anthony Rullo. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.

In attendance were: Chairman Rullo, Vice Chairman Jim Sassi, Larry Basile, Charles Newton, John Bibeau, Tim Vendetti, Mark Lee, Howard Cagle, Paul Reed, Matt Murray
Absent: John Bibeau, Mark Lee and Richard Gatanis

Also in attendance were Attorney Michael Aimino, Esq., Steve Cosaboon, Candace Kanaplue and Secretary Freda Earnest.

Chairman Rullo asked for approval of the minutes for the March 27, 2018 meeting. Motion was made by Paul Reed to approve and second by Charles Newton. All approved

Next item on the Agenda was Resolution 2018-09 for Screwball Inc. Applicant 2018-01 granting preliminary and final major site plan approval, variance approval and waiver approvals for property located at 306 Monroe Ave, Carneys Point, designated as Block 88, lot 1. Motion made by Paul Reed to approve the Resolution with a second from Charles Newton. Roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile			X				
J. Bibeau			--			X	
H. Cagle			X				
T. Vendetti			X				
M. Lee			--			X	
J. Sassi			X				
C. Newton		X	X				
F. Cacia			--			X	
P. Reed-A	X		X				
M. Murray-A			X				

Next was the Completeness Hearing for Applicant Route 48 Properties LLC, application number 2018-02 / Block 233.01, Lot 1 for an amended major subdivision with bulk variance for the Layton's Lake Subdivision.

Board Engineer, Steve Cosaboon, P.E. in his review stated the applicant is proposing to install a monument sign in an existing sign easement on block 233.01, lot 1 and is seeking an amended major site plan with bulk variance. He requested the applicant

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submit a plot plan showing the location and dimensions of the proposed monument sign. Exhibit A-1. Mr. Cosaboon recommended the application be deemed complete. Charles Newton motioned the application be deemed complete; Larry Basile seconded and roll call vote was taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile		X	X				
J. Bibeau			--			X	
H. Cagle			X				
T. Vendetti			X				
M. Lee			X				
J. Sassi			X				
C. Newton	X		X				
F, Cacia			--			X	
P. Reed-A			X				
M. Murray-A			X				

Technical Hearing for Route 48 Properties LLC

Attorney John D. Jordan, Esq. representing the applicant explained that the entrance to the development was approved years ago (2006 original project approval) with approval for a single sided sign on Harding Highway and was larger than the proposed new sign. Mr. Jordan introduced owner Jay Perry who was sworn in my Board Attorney Michael Aimino, Esq.

The proposed sign, as described in the Board Engineers Technical Review is 3.8 feet high and 8 feet long with an area of 23.9 square feed. The top of the sign will be approximately 5.5 feet high.

The bulk variance requested is to allow this size sign mentioned in a Rural Residential 1 District.

Mr. Perry stated that they do not propose any lighting or landscaping. Landscaping will be just ground cover unless the Board requests something different.

Board Engineer, Steve Cosaboon stated that the applicant already had an easement for the property and that this is just a fulfillment of the original 2006 project approval. Mr. Cosaboon also stated that the applicant answered all his questions including the lighting and that he had no further questions or objections.

Board Planner, Candace Kanaplue questioned the reason for no lighting at night but did not require that they provide lighting. She did recommend small low lying shrubs be planted. She stated that the size of the sign is perfectly acceptable for this development as per the plans received. She had no further comments

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Mr. Perry was asked by Attorney Aimino if he was agreeable to the low level landscaping and Mr. Perry stated that he was in agreement.

Paul Reed motioned to grant approval with the one landscaping condition. Charles Newton seconded and roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile			X				
J. Bibeau			--				X
H. Cagle			X				
T. Vendetti			X				
M. Lee			X				
J. Sassi			X				
C. Newton		X	X				
F, Cacia			--			X	
P. Reed-A	X		X				
M. Murray-A			X				

Under New Business, Chairman Rullo introduced Carneys Point Township Committee Resolution 2018-68 and asked Board Planner, Candace Kanaplue to explain the procedure.

Ms. Kanaplue said the Township Committee has directed the Planning Board to prepare an investigation into a township area in need of redevelopment. She has submitted a cost proposal to the Township Finance Dept for approval. Based on that approval, she explained it is a two step process with the first step a preliminary redevelopment study and the second step, the Planner will prepare a report detailing why it came to the attention of the Township Committee, the history of the site, prepare a map of the area and if there have been any issues in the past with the area. She will then draft a resolution. After discussion with the Board a public hearing will be scheduled.

The area in question is along Courses Landing Road and Route 40 and Wiley Road, Block 250, Lots 1,1.01,2,2.02,7,8 & 8.03 and is currently zoned GC (General Commercial).

Questions from Board members were answered concerning effect on current residents, how it effects the Master Plan, Etc. Ms. Kanaplue also stated that the study has to meet criteria of the NJ Development laws. Also, if we are authorized by the finance dept to proceed with the study based on the proposal they were given, an outlined plan and procedure will be presented to the Board with timelines included. She stressed not rushing through the procedure.

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Motion was made by Larry Basile to give Candace authority to move forward with the study pending the approval from the financial department of the cost proposal. Second made by Paul Reed. Roll Call:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile	X		X				
J. Bibeau			--			X	
H. Cagle			X				
T. Vendetti			X				
M. Lee			X				
J. Sassi			X				
C. Newton			X				
F, Cacia			--			X	
P. Reed-A		X	X				
M. Murray-A			X				

Under Old Business: Chairman Rullo reminded Board members to file their financial disclosures before April 30th.

No report from Township Committee Representative

Motion to open meeting to the Public was made by Jim Sassi, second by Larry Basile

Kevin Webb, PE, Project Engineer for the McLane NJ Company approached the Board with a request for minor administrative approval to widen the driveway as previously submitted with their application #2017-03 filed a year ago for preliminary and final major site plan with variances.

Mr. Webb presented the Board with Entrance Widening Exhibit (A-1) and he explained that they are currently in the construction phase and are seeking Board approval so they can move forward with the widening while the construction company is on site. He said there is currently room for 10 to 14 inbound trucks and the proposed widening would allow 5 or more spaces.

Steve Cosaboon, Board Engineer spoke with Mr. Webb concerning the storm water basin and there were no issues. Mr. Cosaboon also mentioned that he had no objections with approval to proceed. He also was thankful for the plan submitted so we can make this part of the approved record.

McLane's attorney, Catherine Ward Esq. was also present to answer any questions.

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Planning Board**

Motion was made by Charles Newton to approve the widening of the driveway; second made by Larry Basile and roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile		X	X				
J. Bibeau			--			X	
H. Cagle			X				
T. Vendetti			X				
M. Lee			X				
J. Sassi			X				
C. Newton	X		X				
F, Cacia			--			X	
P. Reed-A			X				
M. Murray-A			X				

Motion to adjourn was made by Paul Reed, second by Larry Basile and approved by all.

Meeting adjourned at 7:32

Freda Earnest, Secretary

Date Approved: _____