

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on August 14, 2018 at the time of 6:32 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, Larry Basile, Charles Newton, John Bibeau, Jim Sassi, Mark Lee, Howard Cagle, Paul Reed, Matt Murray and Rich Gatanis
Absent: Tim Vendetti and Frank Cacia

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

Motion to approve the Minutes from the meeting held June 12th was made by Matt Murray and second by Larry Basile and approved those present at the June meeting (Rullo, Murray, Basile, Newton, Cagle)

Chairman Rullo turned the meeting over to Planner, Candace Kanaplue to present her findings for the Redevelopment Study for the area consisting of Block 250, Lots 1, 1.01, 2, 2.02, 3, 7, 8, & 8.03. (This will be referred to as “the Study” in the following statements)

Ms Kanaplue provided a detailed report “Preliminary Need Investigation Determination of Need Report” to each Board member, Board Attorney and Secretary. (Report attached to these minutes). She also provided an aerial map of the mentioned Block and lots. Map was included in each report and on poster board for the Publics reference for the public hearing part of this meeting.

She explained that the Study (preliminary investigation) reveals the strengths, weaknesses, opportunities and constraints presented within the study area so that the governing body may make an informed determination.

In accordance with Resolutions 2018-68 and 2018-129, the Carneys Point Township Committee has authorized and directed the Planning Board to conduct a preliminary redevelopment investigation and to determine whether the Study area properties qualify under the statutory criteria as a “non-condemnation area in need of redevelopment” and to hold a public hearing to present the findings of the investigation.

Parcels that meet the criteria set forth in the redevelopment statute (N.J.S.A. 40A:12A-5) may be determined to be in need of redevelopment which designation will afford the Township the opportunity to utilize additional tools to implement a coordinated and proactive land use plan for those areas. This will give the property owners the ability to market or develop the properties in accordance with the redevelopment plan, without the power of eminent domain.

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Ms. Kanaplue went on to explain that in order to declare an area in need of redevelopment, one or more conditions listed in the Statute must be found to exist. (these are listed on pages 6 & 7 of the Study –copy attached) as well as the land use analysis to determine whether the study area meets the statutory criteria (see page 9 & 10 of the Study)

The area is currently zoned GC (General Commercial) and the permitted uses are listed on page 12 of the Study. Ms. Kanaplue explained that the area will keep the GC designation but more uses will be incorporated in the overlay. Right now GC is mainly retail establishments. The additional uses will include wholesale facilities such as warehouses.

Chairman Rullo asked the Board members if they had any questions. Mr. Bibeau asked who chose this particular area. Candace explained that the Township Committee recommended it after questions from a potential developer. Their attorney contacted Candace and said it was a large warehouse facility.

Mr. Basile asked if the GC use would remain the same. Candace explained that in a zone overlay, the use would still be GC but would have additional uses added. These uses could provide different setbacks; facilitate incentives etc and it would save the developer having to get variances for projects. That would be controlled by the Township Committee side of the approval process.

Mr. Bibeau also asked if any other areas were looked at. The answer was DuPont property, Clemente gravel pit and the clover leaf area of 295.

Mr. Bibeau stated that this is great and that this is what was envisioned when the water tower went up a long time ago. He said its good it's happening now and it is needed.

Mr. Cacia also stated that he is in favor of adding wholesale establishments and Mr. Basile said that the area has been stagnant for over ten years and no interest shown in the current under the existing zoning. This will be very good for the township.

Rich Gatani stated that he appreciates the work done by the Township Committee to make this happen. He also thanked Candace Kanaplue for a job well done.

Mr. Basile asked Candace how long the process will take to have the plan in place. She said perhaps 2 to 3 months to totally finalize the plans. It will be done before the new year but probably November.

Chairman Rullo asked for motion to open to the public for comments. Paul Reed motioned and Larry Basile second.

Resident sworn in by Attorney Aimino was Bob Brayerton, 20 Laytons Lake Drive and Chairman of the Carneys Pt. Industrial Commission. He stated that he supports this whole heartedly and sees this as vital to stir our township back to life, offer job opportunities, improve revenue and an overall great shot in the arm to the people of the township. He said he appreciates the work of the Township Committee and the Planning Board.

Motion to close public portion made by J. Bibeau, second by P. Reed.

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Chairman Rullo asked for a motion to adopt the Preliminary Need Investigation Determination of Need Report by Candace Kanaplu, AICP, PP of Bach Associates as the official findings of the Board and to send report to the Township Committee. Motion was made by Larry Basile and second by Charles Newton. Roll Call vote taken:

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

Attorney Michael Aimino presented Resolution 2018-13:
 Resolution of Review and Recommendation from the Carneys Point Township Planning Board to the Carneys Point Township Mayor and Township Committee Regarding a Redevelopment Area Preliminary Investigation Pursuant to N.J.S.A. 40A:12A-1 et seq. For Block 250, Lots 1, 1.01, 2, 2.02, 3, 7, 8 and 8.03

Motion to approve Resolution 2018-13 was made by Paul Reed and second by John Bibeau – roll call vote:

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

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Chairman Rullo asked if there was any old business. Mr. Cagle asked if the grading plan discussed in a previous meeting was approved by the Township Committee. Mayor Brown was in attendance and said it passed with the recommended changes of the Planning Board.

There was no new business and no comments from the Township Committee Representative.

Motion made by Jim Sassi to open meeting to public, second by Howard Cagle. Mr. Bruce Johnston of 75 Courses Landing Road was sworn in. He voiced his concerns about traffic flow with any new projects in the new redevelopment area. He was told by Attorney Aimino that when the site project comes before the board would be the time to address any traffic concerns. He advised him to watch for public notices of hearing dates in the newspaper.

Chairman Rullo reminded everyone that September brings back the twice per month meeting dates with the exception of December where there will be just one meeting on December 11th.

No other business, motion to adjourn was made by Paul Reed and second by Larry Basile. All approved.

Meeting adjourned at 7:25 pm

Freda Earnest, Secretary

Date Approved: 9-25-18