

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 22, 2018 at the time of 6:39 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, Charles Newton, Jim Sassi, John Bibeau, Tim Vendetti, Mark Lee, Frank Cacia, Howard Cagle, Paul Reed, and Matt Murray.

Absent: Larry Basile and Richard Gatanis

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

Motion to approve the Minutes from the meeting held April 24 was made by Charles Newton and second by Paul Reed and approved by all.

Minutes for the May 8<sup>th</sup> meeting were tabled until next meeting.

Next item on the Agenda was the Technical Hearing for Application 2018-03, Joseph Merola, Block 55, Lot 9 / 59 North Golfwood Ave, Carneys Pt for a minor site plan to construct a pole barn on his property. Completeness was approved at the May 8<sup>th</sup> meeting.

Board Attorney, Michael Aimino, Esq swore in Mr. Merola and his project Planner, Dale Boston, PLS, PP of Boston & Seeberger from Pennsville, NJ

Mr. Boston explained that the barn will be used for agricultural purposes only housing Mr. Merola's farm equipment. As there was a question on the amount of ground not complying with code, they are merging this lot with the front lot which is also farm land use which will exceed the minimum amount required.

Mr. Aimino pointed out that, as a condition of approval, this building can only be used as condition of farming.

Planner Candace Kanaplue, as stated in her May 16<sup>th</sup> letter of review, there are no issues with the proposed location of the pole barn as well and no issues with the setbacks. Bulk variances are all in conformance. They have eliminated the need for a use variance by merging the surrounding acreage to this lot.

Since Mr. Merola also has a slaughter house business on the property, it was stressed that this building may not be used in any way for that business.

Mr. Merola testified that he is using the pole barn solely for farming equipment and no the slaughter house business.

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The Pole Barn is 2400 sq. ft and setbacks are in accordance with the regulations.

Mr. Bibeau motioned to open meeting to public for comments. There were none and meeting was closed to public

Chairman Rullo asked for a motion to approve application 2018-03. Motion made by Paul Reed, Second by Charles Newton 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				

Next was Ordinance 934 which was tabled from last meeting to give Board members more review time. Ordinance 934 was drafted by the Township Committee to amend Chapter 212 of the Carneys Point Township Building Code to add section 66.1 on grading plans, all building permits must be accompanied by a grading plan.

John Bibeau said that he spoke to Kim Minguez in the Construction Office and she agrees that there should be relief given for existing property owners who are putting on additions to be exempt. Mr. Bibeau went on to say that this will put a big burden on homeowners as it will add approx. \$1000 to put on an extension. He explained that with new homes you already need a grading plan. Also, with large subdivisions and other major projects the grading has to be done. He also said that with new homes a grading plan is needed. However, there should be some sort of relief given. Local residents will suffer the burden. He said to adjust the Ordinance to address the smaller projects and reduce the strain on homeowners who are just trying to get the most out of their properties. The Ordinance is too broad and just needs to be adjusted.

Mr. Cosaboon said that anything 600 sq ft and under is exempt from grading plan. He explained that the new Ordinance will protect the neighbors from runoff

Attorney Aimio summarized: The majority of the Board is ok with the Ordinance but wants exemptions for existing property owners. He has drafted three resolutions:

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1: pass Ordinance as is 2: Recommendations to Township Committee with our consensus and exemptions 3: Do not recommend Ordinance

Mr. Reed requested the Chairman poll the members of the Board for their comments. Mr. Vendetti, Mr. Cagle, Chairman Rullo, Mr. Cacia said they are in agreement with Mr. Bibeau and Mr. Reed. Jim Sassi stated he is in favor of waiving the grading requirement for existing homeowners but that he does see some merit in the Ordinance, especially in tight neighborhoods. But he is not sure this Ordinance is the way to go. Mr. Newton is in favor of keeping Ordinance as it is-no changes.

Mr. Bibeau stated that in a high density residential zone, they have to go before the Planning Board to get approval and the Board would be able to require a grading plan. He also said that for sheds, pools and outbuildings when something is not spelled out, the construction office leans towards the side of caution and requires everything. We must protect from runoff but can't just make a general ordinance. Need to be more specific and this Ordinance is over-governing.

Chairman Rullo said the consensus is in favor of an Ordinance but exempting existing homeowners. Also to clarify this is for properties with existing dwellings.

Mr. Aimino Presented Planning Board Resolution 2018-11 which recommends to the Mayor and the Committee of Carneys Point Township that the additions and changes be made to the Carneys Point Township Ordinance, specifically the adoption of Ordinance 934 with regards to the requirement that all building permits must be accompanied by a grading plan, as detailed in the proposed Ordinance 934 attached as Exhibit A, with the comments and recommendations set forth in Exhibit B (see attachment )

Motion was made by John Bibeau that Ordinance 934 be adopted with recommendations from the Planning Board. Second by Tim Vendetti and roll call vote taken:

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

**Meeting  
Minutes**

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Motion was made by Tim Vendetti to approve Resolution 2018-11 of the Planning Board of the Township of Carneys Point recommending to the Mayor and Township Council Additions and Changes to the Carneys Point Township Ordinance. Second by Paul Reed and roll call vote taken:

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

There was old business

There were no comments from the Township Committee Representative.

Motion made by John Bibeau to open meeting to the Public for any comments and second by Paul Reed. There were none so Public portion closed.

Motion to adjourn was made by Mr. Bibeau and second by Mr. Vendetti and approved by all.

Meeting adjourned at 7:21

  
Freda Earnest, Secretary

Date Approved: 6/12/2018 —

**EXHIBIT B  
Resolution No. 2018-11**

The Carneys Point Planning Board recommends to the Mayor and Committee that Ordinance 934 be amended to include an exemption for existing properties with existing dwellings, where the property owner is seeking to add an addition, pool, out building(s) and/or other improvement (such as driveways, patios, etc.) in excess of the 600 sq. ft. limit. The Board is of the opinion that the application of the ordinance to existing properties with existing dwellings imposes an unfair and unnecessary cost burden, which could be upwards of \$1,000.00, on the property owner.

Further the Board recommends that Ordinance 934 reflect that the 600 sq. ft. limitation which triggers the need for the grading plan should be measured and limited to the foundation foot print.