

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 8, 2018 at the time of 6:31 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, Howard Cagle, Paul Reed, Matt Murray and Richard Gatanis. Absent: Jim Sassi, Tim Vendetti, Mark Lee and Frank Cacia.

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

Minutes from the meeting held April 24 were tabled until next meeting

Next item on the Agenda was Resolution 2018-10 for Route 48 Properties LLC. Applicant 2018-02 granting amended major subdivision approval and variance approval for property located at 2 Layton's Court, designated as Block 233.01, lot 1. Motion made by Paul Reed to approve the Resolution with a second from Howard Cagle. Roll call vote taken:

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

Next was the Completeness Hearing for Applicant Joseph Merola, application number 2018-03 / Block 55, Lot 9 for a minor site plan for a proposed pole barn.

Board Engineer, Steve Cosaboon, P.E. in his review for completeness stated there were two items needed (1) signature block added for the municipal clerk and (2) reference the title and date of the most recent survey on the Minor Site Plan.

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Attorney Michael Aimino swore in applicant Joseph Merola and Engineer Dale Boston of Boston & Seaberger

The applicant provided a list of submission waiver. Some items were not applicable. Mr. Merola stated that the building will be to house equipment only and there will be no lighting and no flooring other than the dirt floor. Mr. Cosaboon said that since the building will have a dirt floor minimizes any grading needed and no other site work is needed. He stated the application can now be deemed complete.

Paul Reed motioned the application be deemed complete; John Bibeau seconded and roll call vote was 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	
M. Lee			--			X	
J. Sassi			--			X	
C. Newton			X				
F. Cacia			--			X	
P. Reed-A	X		X				
M. Murray-A			X				
R. Gatani			X				

Under new business, the Township Committee asked the Planning Board for review and comments to their proposed Ordinance 934 which amends Chapter 212 of the Township Code to add section 66.1 Grading Plans. All building permits must be accompanied by a grading plan.

In the Planning Board Engineer, Steve Cosaboon, report, he stated that currently Carneys Point does not perform an engineering review for grading plans that are submitted to the code office. The new code official wants the grading plans to be reviewed by a licensed professional engineer. This Ordinance calls for plan review and inspection of final grade by the Township Engineer.

Board member John Bibeau voiced his objections to the ordinance as it will add substantial cost to township residents and home owners having to pay for the inspection by the engineer.

Mr. Cosaboon explained that any projects 600 sq. ft or smaller would be exempt

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Mr. Bibeau stated that this would also include resident projects such as swimming pools and sheds. He is totally against the ordinance. Having to get a Professional Engineer to do a grading plan would cost the residents approx. \$1000. Mr. Cosaboon agreed that it would cost around that amount.

Also, any existing complaints would be exempt from the new ordinance  
Paul Reed also voiced his concern for the added cost to the residents and added that the construction code official is suppose to check houses to make sure they do not shed water off their property.

Larry Basile added that there currently is no policing of the inspection of the grading on projects. He also stated that something built in the past with no grading plan may not be able to be graded properly with a new addition. He also asked if someone not a professional reviews the plans, does it leave the Township liable. Mr. Cosaboon said yes it would.

Mr. Cosaboon said that this ordinance would be an insurance policy for the township to avoid water runoff issues like the ones the Township is currently experiencing. He also said that the Board can make recommendations to the Township Committee but the Committee makes the final decision. He said that Glassboro and Pennsville also have grading ordinances just to mention a couple.

There were many more comments concerning the Ordinance and Mr. Gatanis agreed that this is yet another fee to residents and is not in favor of the Ordinance. He stated that the issue should be tabled until next meeting to give members more time to look into it.  
(Note: audio recording of all comments concerning this issue may be heard upon request to the Secretary)

Board Attorney Michael Aimino reminded the Board that they have 35 days from receipt of the request for Ordinance review from the Township Committee to get their comments in the form of a resolution back to the Committee.

It was the consensus of the Planning Board that even if we can't vote, we can express by letter to the Committee what we think. Mr. Aimino said that when the Board sends recommendations to the Committee and they go against the Planning Board, the Committee must provide reasons why.

It was motioned to open meeting to the public for any comments. Resident Dave Wright was sworn in. He said this is his opinion only but that he has heard the complaints from neighbors and all the current drainage problems were Engineer approved projects such as the Cornerstone Project. That was all he wanted to say. Public portion closed

Mr. Reed moved to table the Ordinance review to next meeting. Mr. Bibeau seconded.

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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	
M. Lee			--			X	
J. Sassi			--			X	
C. Newton				X			
F, Cacia			--			X	
P. Reed-A	X		X				
M. Murray-A			X				
R. Gatanis			X				

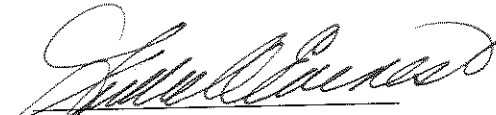
Under Old Business: Funding was approved by the Township Finance Dept. to proceed with the Redevelopment Study as discussed at the April 24<sup>th</sup> meeting. The Board Planner, Candace Kanaplue will now start working on the study and report to the Board as soon as possible with the next step.

There were no comments from the Township Committee Representative.

Motion made to open meeting to the Public for any comments. There were none so Public portion closed.

Motion to adjourn was made by Paul Reed and second by Rich Gatanis and approved by all.

Meeting adjourned at 7:23

  
Freda Earnest, Secretary

Date Approved: 6-12-2018