

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on November 13, 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, Larry Basile, Jim Sassi, Mark Lee, Frank Cacia, Howard Cagle, Matt Murray, Richard Gatanis and Levi Snow.  
Absent: Charles Newton, John Bibeau, T.Vendetti and Paul Reed

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

Motion was made by Richard Gatanis to approve the minutes of the meeting held September 25<sup>th</sup>. Second by Larry Basile and approved by all who were in attendance at that meeting.

Motion was made by Howard Cagle to approve the minutes of October 9<sup>th</sup> and second by Larry Basile with approval by all who attended that meeting.

A Completeness Hearing was held for applicant 2018-06 Fred Tomarchio for a Minor Subdivision for block 247, lot 4 which is located at 15 South Pennsville-Auburn Road, Carneys Point.

Board Engineer, Steve Cosaboon presented his findings. The applicant is proposing to subdivide a property of 75,66 acres into a residential lot of 1.19 acres and leaving the rest (74.47 acres) as agricultural. There is currently a single family dwelling which is occupied by family members and has been that way for many years. The property is in a IC (Interchange Commercial) zone.

The Applicant requested a waiver to provide a survey for the entire tract and Mr. Cosaboon asked him to clarify. He stated that the entire parcel is so large and cumbersome and difficult to survey as there are large areas near water. A survey will be done for the parcel which is being created. When the deeds are drafted, an exception will be included for the 74.47 acre parcel.

The applicant also requested waivers for checklist items 23 and 35 related to wetlands and flood plains. Mr. Cosaboon had no objection to waivers.

**Meeting  
Minutes**

**Carneys Point Township  
Planning Board**

Mark Lee motioned that application 2018-06 be approved for completeness subject to the Applicant submitting subdivision deeds for the Board’s Engineer and Solicitors review and approval. Howard Cagle second and roll call vote was taken:

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

We then moved on the Technical Hearing for Applicant 2018-06 Fred Tomarchio. Board Attorney Michael Aimino swore in Applicant Fred Tomarchio.

Mr Tomarchio explained that his mother-in-law lived in the dwelling for over 50 years and has passed away. He wants to subdivide now in case they decide to sell the house in the future. Mr. Tomarchio stated that the residential lot has always been taxed as a one acre lot.

Planner Candace Kanaplue stated that there are no variances needed as nothing is changing. She deferred to the Board Solicitor for further determination on this matter.

She did state that should the applicant plan any new construction in the future for the proposed lot #4.02, the wetlands may be required to be delineated and a LOI from the NJDEP may be required.

Mr. Cosaboon said the deeds need to show the minor subdivision and that the Applicant will be required as condition of approval, to present deeds to be approved by the Board Solicitor and himself to their satisfaction that the deeds will contain proper legal descriptions. The applicant agreed to the condition of approval.

**Meeting  
Minutes**

**Carneys Point Township  
Planning Board**

Motion made by Richard Gatanis to approve Application 2018-06 with conditions as mentioned. 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				
H. Cagle			X				
J. Bibeau			--			X	
T. Vendetti			--			X	
J. Sassi			X				
C. Newton			--			X	
M. Lee			X				
H. Cacia			--		X		
P. Reed			--			X	
M. Murray			X				
R. Gatanis	X		X				
L. Snow			X				

**REDEVELOPMENT PLAN:**

The Township Committee put forth Resolution 2018-178 Referring the Redevelopment Plan for Block 250, Lots 1, 1.01, 2, 2.02, 3, 7, 8 and 8.03 to the Planning Board.

Township Planner Candace Kanaplue, AICP, PP of Bach Associates, at the instruction from the Township Committee, performed an investigation of maps of the area mentioned and prepared a report for the Determination of Need and reviewed the details with the Planning Board. She found the proposed plan consistent with the Townships Master Plan and presented the Planning Board members with a detailed report.

After questions by members of the Planning Board were all answered to their satisfaction and they were confident that the Township Committees plan is consistent with the Master Plan, a motion was made to adopt the Township Committee Resolution 2018-178 by Larry Basile and second by Mark Lee. Roll call vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile	X		X				
H. Cagle			X				
J. Bibeau			--			X	
T. Vendetti			--			X	

# Meeting Minutes

## Carneys Point Township Planning Board

J. Sassi			X			
C. Newton			--			X
M. Lee		X	X			
H. Cacia			X			
P. Reed			--			X
M. Murray			X			
R. Gatanis			X			
L. Snow			X			

Resolution 2018-16 was presented for review and approval then forwarded to the Township Mayor and Committee for review and adoption. Motion was made by Larry Basile and second by Howard Cagle. Roll call vote taken:

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

There was no Old Business

No New Business

No Comments from Township Committee

Motion to open meeting to public made by L.Basile with second by Mark Lee. No comments from public –public portion closed.

**Meeting  
Minutes**

**Carneys Point Township  
Planning Board**

Motion made to adjourn by Jim Sassi, second by Richard Gatanis and approved by all.

Meeting adjourned at 7:19 pm



Freda Earnest, Secretary

Date Approved: 12-11-18