

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on September 25, 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, Charles Newton, Tim Vendetti, Mark Lee, Frank Cacia, Howard Cagle, Paul Reed, Matt Murray and Rich Gatanis

Absent: John Bibeau

Jim Sassi was also present arriving at 6:42

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

Motion to approve the Minutes from the meeting held August 14th was made by Larry Basile and second by Howard Cagle and approved by all.

First item on the agenda was the Completeness Hearing for Applicant 2018-04, Route 48 Properties LLC for an amended major sub-division with bulk variance. The amendment was for the Lighting Plan. Attorney John D. Jordan, Esq. represented the applicant. Chairman Rullo asked the Board Engineer for his findings for completeness.

Mr. Cosaboon stated that since this is an ongoing project and he has reviewed the Resolutions and plans previous to this meeting and there is a lot of material so he just reviewed the revised lighting plan and found it to be sufficient to proceed to the technical hearing. Planner Candace Kanaplue also commented that she reviewed what was presented and found it perfectly acceptable. Paul Reed motioned to approve the completeness of the application. Charles Newton seconded and roll call vote was taken:

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|-------------|-------|----------|----|---|---------|--------|----------|
| A. Rullo | | | X | | | | |
| L. Basile | | | 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 | | X | | | | |
| M. Murray | | | X | | | | |

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Chairman Rullo called on John D. Jordan, Attorney for the Applicant, to proceed with the Technical phase of the hearing.

Attorney Jordan introduced Jay Perry, Owner of Route 48 Properties LLC, and the applicant's engineer, Jesse Dougherty, PE of Marathon Engineering & Environmental Services. Board Attorney, Michael Aimino, Esq. conducted the swearing in of the two professionals for testimony.

Mr. Jordan asked Jay Perry to describe the changes to the lighting plan they are requesting. Mr. Perry explained that the original approved lighting plan is now 10 years old (Resolution 2007-37) and that the current approved fixtures do not exist. He introduced Jesse Dougherty, the Engineer for the project.

Mr. Dougherty said that Atlantic City Electric supplies and installs the fixtures and asked that they look at more efficient lighting. The representative from AC Electric took him around the township to see types that are being used. The new lighting would take the amount of pole lights down from 32 to 17 and is more traditional and cost effective. They would be substituting the originally approved aluminum fixtures with the new standard Cobra Head lights. The 25 ft pole recommended will match the original equivalent lighting and adds more fixtures to areas that weren't included in the original plans. The light washes down instead of up so has a better quality of lighting. Since the town will eventually pay the electric bill, going from 32 to 17 will be beneficial for the town.

Steve Cosaboon PE asked, subject to approval, what is the time frame. Mr. Dougherty said hopefully by November 15th. Mr. Cosaboon stated that he was satisfied with the plan and that it would provide sufficient lighting for the project.

Chair recognized Planner Candace Kanaplue PP, for her comments. She said she reviewed the resolution for the landscaping plan that was previously approved and she has no issues with that and is in favor of the new lighting plans.

Board Member, Paul Reed, stated that he likes the plan and that going from 32 fixtures to 17 will benefit the township as eventually they will have to pay for it. He is familiar with the light fixtures proposed and they are very good and do put out good light.

Motion to open to the public for comments was made. There were none so public portion closed.

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Paul Reed motioned that the application be approved, Mark Lee seconded and roll call vote taken:

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

Next item on Agenda was the Completeness Hearing for Application 2018-05 Salem Community College, Block 170, Lots 2 & 2.01 for a Major Site Plan and Minor Sub-Division (lot consolidation).

Board Engineer, Steve Cosaboon, reviewed his findings for the applicants request for submission waivers as referenced in Mr. Cosaboon's Completeness review (copy attached to these minutes) page 2 items 1 through 12. There was no objection to the requested waivers provided the applicant offers supporting statements to the items listed. Applicant agreed.

Motion to approve application 2018-05 for completeness was made by Paul Reed and second by Larry Basile. Roll call vote taken as follows:

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

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Applicant Salem Community College proceeded on with the Technical Review. Their attorney, John D. Jordan, Esq. presented the following people to testify, applicants engineer, Stephen Nardelli, PE, PP, CME; Chairman of the Board for Salem Community College Dorothy Hall, Glass Education Administrator Kristin Deady, CFO Kevin Kutcher, and project coordinator Lee Marcolloa. All were sworn in by Board Attorney Michael Aimino, Esq.

Mr. Nardelli, the applicant's engineer, gave an overview of the proposed project. They want to construct a new building (19,775 sq. ft) on a parcel of land adjacent to Hollywood Ave. The building will be constructed behind the existing parking lot and that lot will be expanded to a total of 131 parking spaces. This building will be used as a Glass Education Center. Their present glass education center is located in Alloway. This would bring it back to the main campus. The front of the new building will face Hollywood Ave.

Glass Education Administrator, Kristin Deady explained that the building will have approximately 75 students and 7 faculty and staff. The program hours would run Monday through Saturday from 9am to 10pm and will consist of 2 classrooms and 21 bathrooms. Each bathroom will have 5 stalls each.

They are also seeking approval to consolidate two lots, 2 and 2.01, Carneys Point Tax Assessor, Kathleen Hill advised them that the new consolidated lot will be Lot #2.0

There will be enhanced lighting in the parking lot and new landscaping will include 3 shade trees plus some other shrubs. There will also be exterior storage containers for glass donations that they receive. The primary fuel will be natural gas and there will be a 5 ft. gas container on location.

Board member Larry Basile asked about storm water drainage. There will be a new storm water basin installed.

Board Planner, Candace Kanaplue, stated that most of her questions were answered in the presentation. She added that the Lighting and Landscaping be done to reasonable satisfaction and signage should be consistent with the other buildings and with the ordinance.

As for trash and recycling there are currently 4 receptacles on site and there won't be excess trash or industrial waste generated by this new building.

Hearing was open to the public – no comments – closed to public

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Paul Reed motioned to approve the minor subdivision and also approve the major site plan. Howard Cagle second and roll call vote 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 | | | | |
| F. Cacia | | | X | | | | |
| M. Lee | | | X | | | | |
| P. Reed-A | X | | X | | | | |
| M. Murray | | | - | | | | |

Next, Board Planner, Candace Kanaplue, gave an update on the Fair Share Housing Status. She explained the process as far as Affordable Housing within the Township and how the Township Committee is trying to reach a solution, weeding out parcels that are no longer appropriate that were in the 2011 plan. Looking at realistic potential of properties available based on price of house based on income level makes Carneys Point an affordable community. However, these numbers come from the state wide figures and vacant properties and rental rates are all taken into consideration. There is ample opportunity for this housing to be provided through 2025. With what is already planned, 98 units can be provided to equal the 250 units required. Can plan now for a moderate amount of small homes and this will give the township immunity from law suits, etc.

There was no new business

No old business

Nothing to report from Township Committee Representative.

Meeting open to public – no comments – closed to public

Motion to adjourn made by Paul Reed and second by Howard Cagle. Approved by all

Meeting adjourned at 7:52 pm

Freda Earnest, Secretary

Date Approved: 11-13-18