

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 23, 2019 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, Ed Voyles, Charles Newton, Jim Sassi, Larry Basile, Mark Lee, Frank Cacia, Howard Cagle, David Raymond and Levi Snow.

Absent: John Bibeau, Rich Gatanis and Ken Dennis

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

Motion was made by Charles Newton to approve the minutes of meeting held March 26, 2019. Second by Larry Basile and approved by all.

First order of business was Resolution 2019-07 Courses Landing URE, LLC (application 2019-03) granting preliminary and final major site plan approval, submission waivers and bulk variance approvals for property located at 100 US Route 40, designated as Block 250, Lots 1, 1.01, 2, 2.02, 7, 8 & 8.03

Motion made by Ed Voyles to approve Resolution 2019-07, second by Charles Newton and roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
Ed Voyles	X		X				
A. Rullo			X				
C. Newton		X	X				
J. Sassi			X				
L. Basile			X				
M. Lee			X				
F. Cacia			X				
H. Cagle			X				

Approval granted

Next was the completion hearing for Applicant John Crapse/ Iron Butterfly Imports, Application 2019-01 for a Minor Site Plan with Bulk Variances. Block 38, Lot 5 and Block 37 Lot 10. Attorney for the Applicant was Joseph DiNicola Jr, Esq.

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Steve Cosaboon, PE Planning Board's Engineer gave his findings for completeness. He noted that this revised plan addressed his original comments from the first submission. He did find that the signature block for Board Chair, Secretary, Engineer and Municipal Clerk is missing from the plan. Attorney DiNicola said it will be added. A signed and sealed copy of the survey must also be submitted for the Board's records. Mr. DiNicola stated that a completed survey, signed and sealed, will be submitted within ten days.

He also found that a Landscaping plan should be provided. Mr. DiNicola stated it will be provided at the technical hearing. Also provided at technical hearing will be testimony to the Board regarding the architectural information for the proposed building including color and materials.

Applicant has requested submission waivers for checklist items 12, 16, 17, 23, 25, 30, 39, 41, 42, 43, 44, 45, 47, 48, 49, 55, 56, 57, 57, 63, 64 and 65; and Schedule C "Environmental Impact Statement". The applicant will present the waiver justifications to the Board at the Technical hearing.

Next was Planner, Candace Kanaplue, PP, AICP who stated that most of her findings in her letter dated Feb. 13, 2019 have been addressed. She also stated that she has no objections to request for waivers.

Chairman Rullo asked for motion to approve the Completeness part of this application. Charles Newton motioned to approve and Mark Lee seconded. Roll call vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
E, Voyles			X				
A. Rullo			X				
C. Newton	X		X				
J. Sassi			X				
L. Basile			X				
M. Lee		X	X				
F. Cacia			X				
H. Cagle			X				
L. Snow			X				

Technical Hearing will be presented at the next Board meeting as there was not enough time to notice the 200 ft. list.

Under Old Business, Mr. Cosaboon gave an update to the Board on where we stand on some of the issues brought up by the Public at the hearing for the Courses Landing URE, LLC. Since there is no one representing the Applicant, this is just simply an update on some of the issues concerning water run-off and no discussion is permitted.

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Mr. Cosaboon said that the site plans, as he sees them, will help with drainage and water run-off to the areas in concern.

There was no New Business and no comments from the Township Committee Representative.

Motion to open meeting to the public was made by Ed Voyles, second by Larry Basile – no comments – Motion to close by Ed. Voyles and second by Larry Basile.

Motion to adjourn was made by Jim Sassi and second by Ed Voyles and approved by all.

Meeting adjourned at 6:48 pm

Freda Earnest

Freda Earnest, Secretary

Date Approved: 5-14-19