

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on December 10, 2019 time of 6:45 pm.

Due to the absence of both Chairman Anthony Rullo and Vice Chairman Jim Sassi, Attorney Mike Aimino presented Resolution 2019-16 appointing an acting chairperson of the Board for the December 10, 2019 meeting.

Ed Voyles made a motion to appoint Larry Basile as acting chairman for this meeting only and Charles Newton second and all attendees voted in favor.

The meeting was called to order by Acting Chairman Basile. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.

In attendance were: Acting Chairman Basile, Charles Newton, Ed Voyles, Mark Lee, Frank Cacia, Howard Cagle, Levi Snow and David Raymond.

Absent: Anthony Rullo, J. Bibeau, J. Sassi and Rich Gatani.

Also in attendance were Board Attorney, Michael Aimino, Esq., Candace Kanaplue, PP and Secretary Freda Earnest.

Minutes of the meeting from November 26, 2019 were tabled as they are not complete as of this date

First order of business was Resolution 2019-17 regarding the Annual Report regarding variances to the Township Mayor and Committee

Motion was made by David Raymond to approve and second by Howard Cagle

Roll call taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			--			X	
L. Basile			X				
J. Sassi			--			X	
M. Lee			X				
F.Cacia			X				
H.Cagle		X	X				
E. Voyles			X				
C. Newton			X				
J. Bibeau			--			X	
L. Snow			X				
D. Raymond	X		X				
R. Gatani			--			X	

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Board Planner, Candace Kanaplue, PP of Bach Associates presented the Townships Resolution 2019-213 and TC Resolution 2019-214 authorizing the Planning Board to undertake a non-condemnation redevelopment area preliminary investigation and feasibility study for Block 250, Lots 8.01, 8.02 and 9; and 145 other properties along the Route 40 corridor that are in a non condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 Et Seq.

She provided a Preliminary Investigation Process and Information report which she reviewed.

Attorney Aimino explained the process for the Redevelopment study being the 1st step is to investigate the area for redevelopment; 2nd step is the public hearing and 3rd step is to send the Planning Board findings back to the Mayor and Township Committee. It was also explained to the public that there is no take over of property and that the 145 parcels would have more uses and be of more value.

The property owners will get notice of the Pubic Hearing and there will also be notice in the newspaper for the public. The study can be reviewed by coming to the Township Building to see the maps and reports and then public is welcome to voice their opinions at the meeting.

Motion was made by Charles Newton to approve Resolution 2019-18 authorizing the Board Planner, Candace Kanaplue, PP, AICP to perform a preliminary Investigation of the 145 property along the Rte 40 Commercial Corridor are in a non-condemnation area in need of redevelopment. Second by Howard Cagle and roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			--			X	
L. Basile			X				
J. Sassi			--			X	
M. Lee			X				
F.Cacia			X				
H.Cagle		X	X				
E. Voyles			X				
C. Newton	X		X				
J. Bibeau			--			X	
L. Snow			X				
D. Raymond			X				
R. Gatanis			--			X	

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Motion was made by Mark Lee to approve Resolution 2019-19 to perform a preliminary investigation as to whether Block 250, Lots 8.01, 8.02 and 9 are a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12a-1 Et.Seg.

Second was made by Levi Snow and roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			--			X	
L. Basile			X				
J. Sassi			--			X	
M. Lee	X		X				
F. Cacia			X				
H. Cagle			X				
E. Voyles			X				
C. Newton			X				
J. Bibeau			--			X	
L. Snow		X	X				
D. Raymond			X				
R. Gatanis			--			X	

There was no old business and no new business and no comments from the township committee representative.

Motion to open meeting to the public was made by Ed Voyles and second by Mark Lee and approved by all

There was no comment from the public so motion to close meeting to public made by C. Newton and second by H. Cagle.

Ed Voyles motion the meeting be adjourned and Levi Snow seconded.

Meeting Adjourned at 6:48 pm

After the meeting, Attorney Aimino completed the mandatory Land Use Board Member training for Frank Cacia and Ed Voyles who missed the first training session.

Freda Earnest

Freda Earnest, Secretary

Approved: