

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on June 11, 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, Charles Newton, Jim Sassi, Larry Basile, Mark Lee, Howard Cagle, Levi Snow, David Raymond and Ken Dennis  
Absent: Ed Voyles, John Bibeau, Frank Cacia and Rich Gatanis

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 May 14, 2019. Second by Howard Cagle and approved by Rullo, Newton, Sassi, Cagle and Raymond who were in attendance at the May 14<sup>th</sup> meeting.

First order of business was Resolution 2019-08 for application 2019-01 John R. Crapse granting minor site plan approval, variance approvals and waiver approvals for property located at 256 North Virginia Avenue, Iron Butterfly Inc, Block 38, Lot 5.

Motion to approve Resolution was made by C. Newton and second by D. Raymond. Roll call vote for those in attendance at that meeting was Rullo yes, Sassi yes, Newton yes, Cagle yes and Raymond yes. Resolution 2019-08 approved.

Due to the next application being a use (D) variance, it became a Zoning Board and Charles Newton as the class III stepped down. Mr. Sassi also stepped down as he had a conflict of interest as he is related to one of the sellers. Therefore, the Zoning Board now consisted of 7 members: A. Rullo, L. Basile, M. Lee, H. Cagle, L. Snow, D. Raymond and K. Dennis.

Completeness hearing was held for Applicant 2019-04 Vesper Opportunities Fund, L.P. for a use (D) variance for Block 55, Lot 14 located at 25 North Golfwood Ave.

Board Engineer, Steve Cosaboon, PE reviewed his findings for completeness with the Board as listed in his June 5, 2019 review letter (copy attached to these minutes). The applicant provided a conceptual layout plan based on aerial imagery and the tax map. A site plan application when submitted would require a boundary and topographic survey. The site plan would also have to include architectural elevations and floor plans. Planner, Candace Kanaplue has no further comments and is satisfied the application can be deemed complete.

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Motion to deem application complete was made by Howard Cagle and second by Ken Dennis. Roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			X				
L. Basile			X				
M. Lee			X				
H.Cagle	X		X				
L. Snow			X				
D. Raymond			X				
K. Dennis		X	X				

Chairman Rullo introduced Attorney for the Applicant, Ronald Uzdavinis, Esq. to conduct the technical hearing for Vesper Opportunity Fund, L.P.

Mr. Uzdavinis then had the individuals who will be testifying stand and be sworn in by Board Attorney, Michael Aimino, Esq. They are:

Gary Silvi, General Partner – Vesper Opportunity Fund, L.P.

Jesse Dougherty, P.E. – Senior Project Engineer –Marathon Engineering Services

Lance Landgraf, P.P, AICP – L. B. Landgraf & Assoc. Land Use & Planning Services

Attorney Uzdavinis explained that his client is proposing a food distribution warehouse with an office and parking. Currently the Block and Lot is zoned General Commercial (GC) with part in the LR (Low Density Residential). They are requesting a use (D) variance.

He then turned meeting over to Project Engineer, Jesse Dougherty, P.E. Mr. Dougherty gave his qualifications as project engineer which was accepted by the Board.

He went on to describe the plans for a 371,000 sq. foot warehouse with an office to be built on Block 55, Lot 14 / 25 North Golfwood Ave. which is approximately 29 acres and is currently vacant.

The building would have the office at the front facing the street and the warehouse would have 95 truck bays on each side of the building. There would be parking spaces for employees at the office area. Upon acceptance of the use variance, a full blown site plan with any requested variances will be submitted.

Next, Gary Silvi, General Partner for Vesper told of his experience as a land developer in NJ and extensively in PA area since 1980's but this is his first project in Salem County. He presented exhibit A1 the Municipal Zoning Map of Carneys Point (dated 2006 revised 6-29-2012. 25 N. Golfwood Ave is located in a split zone, GC (General Commercial) and LR (Low Density Residential) A large portion of the site is located in the LR district but has never been used for residential purposes. Warehousing is not an approved use however there is a potential need for light distribution warehouses in this area and companies would be attracted to Carneys Point due to the easy access to major arteries

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like Rte 295, the Turnpike and Delaware Memorial Bridge. Also preliminary investigation of the land near the interchange has great potential as it is high and dry as related to other sites researched. He also said that this would be a light distribution center for such things as food distribution companies.

Next Engineer Jesse Dougherty presented exhibit A2 conceptual layout showing an aerial view of the site with an overlay of the preliminary building design. He explained that there would be 95 loading bays on each side of the building and the site could possibly support multiple tenants. The front of the building will be an office and this would face the front of the property facing the neighbors across the street. There would be a rear basin on site for stormwater and two 40 ft driveways.

Planner, Lance Landgraf said that the current zoning along with strip malls, retail stores, restaurants etc, does not appeal to prospective clients anymore. This use variance appeals to distribution facilities since it is in the ideal location to the 295 corridor. This large existing vacant parcel meets the criteria for this use. Buffering will be very important due to the family residences and adult day care facility. They would work with our Planner to come up with the appropriate landscaping to deter noise.

Engineer Steve Cosaboon's technical findings included the following comments: If use is approved, a detailed site plan along with the Land Development Review Checklist must be submitted.

Also, bulk variances for maximum building height and minimum number of parking spaces would be required. Traffic studies and required County approvals would be required and any sewer connection from the proposed development would require an on-site pumping station and a connection to the force main. All would be presented to the Board for review and approval.

Board Planner, Candace Kanaplue stated that she felt the applicant presented the Positive and Negative criteria to justify the variance and that the proposal will advance the purposes of the Municipal Land Use Law and the Townships Master Plan and Zoning Ordinances. If the use variance is approved, the applicant must provide architectural elevations of the building and a landscape plan for review at the time of site plan application. She feels that buffering and traffic flow will be key concerns at time of site plan presentation.

At this time motion was made by Howard Cagle to open this portion of the meeting to the public and second was made by Larry Basile.

First resident to speak was sworn in by Board Attorney M. Aimino. Margarita Rodriguez who lives at 465 Harding Highway stated that her main concerns are truck traffic and times of the trucks coming and going. She wanted to request that the applicant make a service road directly to Harding Highway instead of using Golfwood Road. She stated

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that this warehouse would affect all the property values in the area and wanted to know what it would do to their well water. She also voiced concerns of what that truck traffic will do to the road conditions such as causing big pot holes.

Mr. Silva (representative for the Vesper Company) stated that the county would have to take care of any road conditions. He said that they want to make the building as pleasant as possible to look at that is why they are planning the office part of the building in front. They will also look at the proper use of tree planting and shrubs that will reduce noise and have a nice look to the property too. There will be no fueling on site so no oil or gas leakage should leak into the water supply.

Next resident to be sworn in was Melanie Lindle who lives at 459 Harding Highway for the past 36 years. Noise from the truck traffic is her biggest concern and also parking on side of road near Roman Pantry and the wide turns for the intersection.

Third Resident sworn in was Dale Brown who lives at 21 N. Golfwood Ave. He is a truck driver and stated that 190 truck bays is a lot of truck traffic and they will certainly cause noise and disruption to the area.

Fourth Resident sworn in was Susie Graham of 53 N. Golfwood Ave and has lived there for 50 years. Traffic is already a burden with the operation of the Roman Pantry and adding this much more will be uncontrollable.

Fifth to be sworn in was Robert Brayerton who lives at 20 Laytons Lake Drive but is here as a representative of the Industrial Commission and said that, yes, the traffic concerns have to be addressed but he would like to see this go forward for the good of the Township. He stated that the Industrial Commission strongly supports this project.

With no other comments, motion to close this portion to the public was made by Howard Cagle and second by Larry Basile.

Mr. Silvi wished to make couple more comments to the public and stated that there will be no unsightly walls around the property. There will be comprehensive trees and shrubs and they will work with the Board Planner and what they do put in will not be just seasonal but year round buffering.

Applicants Attorney, Ron Uzdavinis, Esq. spoke to the reputation of his client. He stated that while change is always difficult, having known this company and their detailed site plans, he feels confident that they will address everyone's concerns. He wanted to add that he welcomes everyone from the public back for the site plan application when it is presented to the Board. Right now they were just going for the use variance but when the site plans are presented, they will be in great detail and residents will have another chance to be heard.

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There were no other comments or questions by the Board and member Mark Lee motioned that the use variance be granted and Ken Dennis seconded. Roll Call taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
A. Rullo			-	X			
L. Basile			X				
M. Lee	X		X				
H. Cagle			X				
L. Snow			X				
D. Raymond			--	X			
K. Dennis		X	X				

With 5 yes and 2 no votes, use variance was granted

With conclusion of the Zoning Board, Mr. Newton and Mr. Sassi returned to the Board.

There was no Old Business or New Business and no comments from the Township Committee at this time.

Motion made by Larry Basile to open meeting to public and second by Ken Dennis. There were no comments so meeting was closed to public by motion from Basile and second from Dennis and all approved.

Motion to Adjourn was made by Jim Sassi and second by C. Newton

Meeting adjourned at 8 pm

*Freda Earnest*

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Freda Earnest, Secretary

Date Approved: