

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on March 12, 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, John Bibeau, Larry Basile, Frank Cacia, Howard Cagle, David Raymond, Richard Gatanis and Ken Dennis.

Absent: Mark Lee and Levi Snow

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 Larry Basile to approve the minutes of meeting held February 26, 2019. Second by Ed Voyle and approved by all with exception of C. Newton, F. Cacia, D. Raymond, R. Gatanis and K. Dennis who were not in attendance at that meeting.

Oath of Office for Ken Dennis: Mr. Dennis was sworn in by Attorney Aimino as Alternate #4 with term expiring 12-31-20.

Also attached to these minutes is the Certificate of Completion of the Basic Course in Land Use Law and Planning which is the mandatory course for new Board Members. This Certificate was issued to David Raymond February 2, 2019.

A conceptual review was held for Applicant 2019-02 Roman Pantry Real Estate LLC. Property located at 447 Harding Highway, Block 55, Lots 18, 19 & 20 for a parking lot expansion. Applicant's Attorney, John D. Jordan, Esq. explained the need for the conceptual review was due to the owners of Lot 18, Sunoco Partners Real Estate requested the Roman Pantry Real Estate LLC get pre-approval from the Planning Board before they would issue a lease to the Roman Pantry for rights to a drive way over their gas line.

Both the Engineer, Steve Cosaboon and Planner, Candace Kanaplue gave their conceptual reviews (see attached) concerning the expansion and improvements to the parking lot and the addition of more outside dining spaces. The parking lot construction would have an additional entrance on Golfwood Road and an enlarged patio is proposed at the entrance to the building.

The Board found the concept favorable and the applicant may refer to the findings of the reports when making the actual application. However, neither the Board nor the Applicant shall be bound to this conceptual review during any future land use application.

**Meeting  
Minutes**

Carneys Point Township  
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There was no Old business or New Business and no Comments from Township Committee Representative.

Motion was made by Ed Voyles to open the meeting to the public and second by Larry Basile. There were no comments so meeting was closed to public.

With no other business at hand, motion was made by Jim Sassi to adjourn and second by Charles Newton and approved by all.

Meeting adjourned at 6:54 pm

*Freda Earnest*

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Freda Earnest, Secretary

Date Approved: 3-26-19