

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 14, 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, Frank Cacia, Howard Cagle and David Raymond

Absent: John Bibeau, Larry Basile, Mark Lee, Levi Snow, 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 April 23, 2019. Second by Jim Sassi and approved by all.

First order of business was Technical Hearing for Application 2019-01 John Crapse (Iron Butterfly Imports) for a minor site plan with bulk variances for property located at 256 North Virginia Ave. Carneys Point, Block 38 Lot 5

Attorney for the Applicant, Joseph DiNicola Jr, Esq. was informed by Board Attorney, Michael Aimino, Esq. that there were 7 Board members to hear the application and the applicant has a right to wait for a 9 member Board. Mr. DiNicola acknowledged this and asked to proceed with the 7 member Board. He introduced his client, John Crapse who was then sworn in by Attorney Aimino.

Legal notice was published in the South Jersey Times and mailed via certified mail to all property owners within 200ft and proof of publication was provided. All notices were verified correct by secretary Earnest.

Mr. Crapse testified that he currently owns the business at this location and he is asking for a minor site plan in order to add a 4700 sq. ft metal addition to be used as a warehouse. He will be adding several parking spaces. This addition will not increase the hours of operation or number of employees. He expects the same traffic flow as now and while it has been a wholesale facility for over 20 years, it may be 95% wholesale and 5% retail in future. The property is located in the Light Commercial Zoning district (LC).

Board Engineer, Steve Cosaboon, PE reviewed his findings with the Board as listed in his April 17, 2019 review letter (copy attached to these minutes). Most of the items listed in his review have been satisfied with the exception of the required parking. Based on 1500

Meeting Minutes

Carneys Point Township Planning Board

sq. ft of retail space and 10,000 sq. ft of wholesale space, 34 parking spaces are required. With 14 spaces being provided, applicant will require a parking variance.

Also, a stop sign and stop bar should be provided on the exit lane to Virginia Avenue and the ADA compliant parking space's final location must be compliant with allowable grades.

The grading scheme around the proposed building must be clarified.

Applicants Attorney agreed with all of Mr. Cosaboons requirements listed and required conditions will be listed in the Resolution.

Mr. Crapse stated hours of operation is 9am to 4 pm Monday to Friday (35 hours per week) and said most of the customers have smaller trucks and pick up of product is usually in house. If bigger product, they can use loading dock. Right now they use about 5 parking spaces for employees and one for owner and have had no parking problems to this point.

Board Planner, Candace Kanaplue PP, AICP said that all her questions have been answered but did ask if business is added for retail would more than the 14 parking spaces be required. Mr. Crapse said it is not in his plans to make his business a retail operation. However, if necessary, customers can use space in back of building. There is ample black top space for more parking.

She asked about landscaping. Attorney DiNicola stated that they are not changing anything in front so no new landscaping needed.

Chairman Rullo asked for motion to open meeting to public for any comments or questions on this application. Mr. Sassi motioned and Mr. Cagle seconded.

There were no comments from public. Motion was made and seconded to close to public.

Motion to approve Application 2019-01 for John Crapse for a Minor Site Plan with conditions listed was made by Charles Newton and second by Ed Voyles. 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				
D. Raymond			X				

Meeting Minutes

Carneys Point Township Planning Board

There was no Old Business and no New Business

No Comments from the Township Committee Representative.

Motion to open meeting to the public was made by Jim Sassi, second by Ed Voyles – no comments – Motion to close by Jim Sassi and second by Charles Newton.

On Other Business, Planner Candace Kanaplue, PP of Bach Associates updated the Board concerning the Township Committees settlement of the Fair Housing Plan. Full report will come to Planning Board next month. They have 120 days from the hearing to do the Ordinance and have it and other plans approved.

Motion to adjourn was made by Jim Sassi and second by Frank Cacia and approved by all.

Meeting adjourned at 7 pm

Freda Earnest

Freda Earnest, Secretary

Date Approved: 6-11-19