

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on October 22, 2019 at the time of 6:32 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, Vice Chairman Sassi, Charles Newton, Mark Lee, Larry Basile, Howard Cagle, David Raymond and Levi Snow
Absent: E. Voyles, J. Bibeau, F. Cacia, and Rich Gatanis.

Also in attendance were Board Attorney, Michael Aimino, Esq. Engineer Stephen Cosaboon PE and Secretary Freda Earnest.

Motion to approve the minutes from the August 13th was made by Mark Lee and second by Charles Newton and all approved.

Motion to approve the minutes from the September 10th meeting was made by Charles Newton and second by Mark Lee and approved by all who were in attendance at that meeting.

First order of business was a request for an extension of time for the application of Fred Tomarchio, 2018-06 by his attorney, Donald Masten, Esq. The Resolution was approved on December 11, 2018 and 190 day limit to file the deeds was reached on July 9, 2019. Letter received from Attorney Masten asking the Board to extend the time to December 9, 2019 as that will give him enough time to file the Deeds which have already been approved by our Attorney, Mike Aimino, Esq. and our Engineer, Stephen Cosaboon PE Motion was made by Howard Cagle to grant the extension to Dec. 9th, second was made by Charles Newton. 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	X				
J. Bibeau			--			X	
L. Snow			X				
D. Raymond			X				
R. Gatanis			--			X	

Meeting Minutes

Carneys Point Township Planning Board

Next item was the request from the Township Committee for the Board to review Ordinance amending the Township Code to include section 212-65A governing “Performance and Maintenance Guaranties”.

Board Engineer and also the Township Engineer, Stephen Cosaboon, PE, explained the new Ordinance to the Board.

MLUL updated the bonding requirements. The old requirement had the Township increase the Bond from applicants to cover 120% of total project cost. That has now been reduced to much lower amounts. The Township Engineer shall determine the amount of the performance guarantee.

He also covered the Maintenance Guarantee, Temporary Certificate of Occupancy Guarantee and the Safety and Stabilization Guarantee. Full details of the Ordinance is attached to these minutes.

Motion was made by Larry Basile to recommend to the Township Committee that the Ordinance be approved. Second by Mark Lee and roll call vote taken:

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

Board Attorney, Michael Aimino, Esq., conducted a mandatory training session for Board Members on Land Use Liability. Training booklet provided by the Municipal Joint Insurance Fund (JIF) copy attached to these minutes.

He thoroughly reviewed each case in the booklet. He stressed the importance to the Board members to recuse themselves on matters where there is a conflict of interest for any reason, whether it be a relative, neighbor, friend and should you get a 200 ft notice from an applicant, this would also cause you to step down from the hearing. Also, never give advice to any applicant of what questions to ask the Board.

Meeting Minutes

Carneys Point Township Planning Board

He also addressed Board Meeting conduct and that the Chairman has the right to make sure proper decorum is followed by members of the public. Also, the Chairman has to right to stop people from the public for bringing up same topic that has already been discussed.

Also, never meet with an applicant alone and do not visit the project site without recording it. Having the Board attorney present would also be appropriate.

And finally, be mindful to not prejudice a Board member, to not express personal opinions about an applicant and decisions should be based on evidence presented.

Board members present signed the Certification of Completion for Land Use Board Member Training which will be sent to the underwriting manager for JIF.

Board Members not present for the training, E.Voyles, J. Bibeau, F. Cacia and R. Gataniis will need to be trained at a future meeting.

There was no Old Business and no New Business

Township Committee Representative, Charles Newton, mentioned that the Township of Pennsville municipal court services will now be conducted by Carneys Point Township.

Motion to open meeting to public was made by Larry Basile and second by Mark Lee. There were no comments so it was moved and second to close the public portion.

With no other business, motion was made by Jim Sassi to adjourn and second by Mark Lee and approved by all.

Meeting Adjourned at 7:02 pm

Freda Earnest

Approved:

Freda Earnest, Secretary