

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on September 10, 2019 at the time of 6:35 PM.

The meeting was called to order by Vice Chairman D. Jim Sassi. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.

In attendance were: Vice Chairman Sassi, Charles Newton, Mark Lee, Frank Cacia, Howard Cagle, and Levi Snow

Absent: A. Rullo, E. Voyles, J. Bibeau, L. Basile, D. Raymond and Rich Gatanis.

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

Minutes from the August 13th meeting were tabled until next meeting as they were incomplete as of this date.

First order of business was Resolution 2019-10 for application 2019-07 Surterra Wellness Centers for an interpretation of the zoning ordinance and an appeal of the zoning officers denial of a zoning permit for Block 41, Lot 26 located at 200 N. Virginia Ave.

Motion to approve Resolution was made by Mark Lee and second by Howard Cagle.

Roll call vote for those in attendance at that meeting was Jim Sassi yes, Mark Lee- yes, F. Cacia –yes, H. Cagle yes and Levi Snow yes. Resolution 2019-10 approved.

Next item was Resolution 2019-11 for application 2019-08 Art McHenry/Green Line Holdings, LLC regarding a zoning ordinance interpretation and appeal of a zoning officer permit denial for property located at 35 Central School House Rd Block 230, Lot 18.

Motion to Approve was made by Howard Cagle, second by Mark Lee. Roll call vote for those in attendance at that meeting was Mark Lee- yes, Frank Cacia- yes, Howard Cagle- yes. Mr Sassi did not vote as he stepped down for the August 13th application with a conflict of interest. – Resolution Approved

Next item was Resolution 2019-12 for application 2019-09 Salem Botanicals/Willie Feldman regarding a zoning ordinance interpretation and appeal of a zoning officer permit denial for property located at 100 Central School House Rd Block 56, Lot 5.

Motion to Approve was made by Howard Cagle, second by Mark Lee. Roll call vote for those in attendance at that meeting was Jim Sassi- yes, Mark Lee- yes, Frank Cacia- yes, Howard Cagle- yes. Resolution approved

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Minutes**

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Nest item on agenda was Resolution 2019-13 for Harding Highway, LLC granting a preliminary and final major site plan approval, submission waivers and bulk variance approvals for property located at 826 Harding Highway (NJ Route 48) designated as Block 250, Lot 3.

Motion made to approve by Charles Newton, second by Howard Cagle and roll call vote taken: C. Newton – yes; Jim Sassi – yes; Mark Lee- yes; Frank Cacia- Yes, Howard Cagle – yes – Resolution approved

Next, CEO Karen Stratoti, RN for the company NJ-Hope wanted to introduce herself and company to the Planning Board and give an informal presentation of what they wish to do in Carneys Point Township. After being sworn in by Board Attorney Michael Aimino, Esq. She stated that her company is looking to put a growing facility for medical marijuana in Carneys Point Township. They want to grow it hydroponically and also produce the finished project. Since the use in the intended zone (RR1) is already approved, they did not need to come to the Planning Board for use approval. They do need to start with the Township Committee in order to get an approval from the state. . Should all the approvals be received, they will then come to the Planning Board with their major site application.

There was no old business or new business and no comments from Township Committee Representative.

Motion was made by Charles Newton to open meeting to the public and second by Mark Lee.

No comments from public. Motion to close public portion was made by Mr. Newton and second by Howard Cagle.

With no other business, motion was made by Mr, Cagle to adjourn and second by Mr. Lee and approved by all. Meeting adjourned at 6:56 pm

Freda Earnest

Approved:

Freda Earnest, Secretary