

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on January 24, 2012 at the time of 6:32 PM. In attendance were S. Apessos, EJ Shockley, Wayne Pelura, , A. DiTeodoro, K. Dennis, L. Marini, D. Jim Sassi, E. Sparks, D. Wright, and Matthew Morrison Also in attendance was Board Professionals; Engineer Kerry L. Engelhardt and Planner, Robert G. Hall.

Chairman Apessos called the meeting to order; he read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag. Roll call was taken.

Under Applications

1. Ernest Nicholas
Conceptual Review
Construction of Apartment Buildings
Block 54, Lot 1 – 320 Penns Grove-Auburn Road

Ernest Nicholas is the applicant for a Site Plan for Building of rental apartments consisting of 50 units of which 16 are 1 bedroom and 34 are 2 bedroom. With Mr. Ernest Nicholas is his son Mr. John Nicholas.

Mr. Hall went through the major points outlined in his letter dated January 23, 2012. Background of the property consist of the zoning which is AG (not LD as Mr. Nicholas' engineer has on the plan), apartments are not a permitted use, the applicant would have to go before the Board for Use Variance approval. There are no other multi-family buildings in the vicinity and his conceptual is out of character with the environment that exists today as well as what's planned for the future of the tract being primarily agriculture. The Plan it self is not refined enough. The road is a county road and the applicant would need county approval for the project. The proposed building is right against the wetland transitional area; there is no defined driveways/traffic flow definition. Additionally landscaping would have to be added. The proposed parking units of 90 are okay for local ordinance but not enough to conform for state regulations which preempt the local. There is nothing on the plan for drainage, sewer, recreational area handicap parking spaces, and signage. Recommendation would also have new utility lines underground and a phase I investigation environmental study be done. Copies of the wetland delineation (which is on the plan) from the DEP would be needed for backup with actual letters and map. Flood area or not. If the use was approved the sewer line would have to be extended to the site, is the applicant to pay or are the owners who would benefit be expected to pay (pro-rated among them).

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Mr. Nicholas states that right now he is here just for conceptual approval not wanting to spend thirty to fifty thousand dollars. The next plans would come with more detail. The Chairman explains to the applicant that there is no conceptual approval and explains what the conceptual review is. Mr. Nicholas again says he is asking for conceptual approval and then the Board Engineer, Kerry Englehardt again explains that there is no conceptual approval and that conceptual review is for the applicant to get feedback from the Board and Board Professionals. That no approval or denial is given. Mr. John Nicholas says that he understands that they need to come back for use approval, change of use than spend the money or engineer with a complete plan. Mr. Englehardt says you don't have to come back with a full set of plans but the design as it is now has problems, a better design is needed. The buildings as they are now sit exactly on the line of the transitional area and that's not buildable and you are not suppose to disturb that area.

Mr. Hall suggested to the Board that the applicant come back with a revised concept plan and apply for a use variance at the same time. The Board would than hear the questions of the use (which is apartments) versus what is permitted which is single family homes at that point if the Board says yes then your approval for the use then you would have to come back with a detailed site plan. If the Board said no then you would not have to spend all that money.

Ms. Engelhardt said a larger concern, as Mr. Hall mentioned that no area is shown for the storm water basin. Mr. Nicholas tries to show on the plan where the basin would be.

Chairman Apessos asked the Board Professionals if they are saying that the buildings are close to the wetlands. Ms. Engelhardt said yes and she does not see how they can be constructed without disturbing the transition area and it's not necessarily the most logical design. You have the buildings aligned with the transitional area, the parking spaces aligned with the other ones they are not parallel, the result you have large expansive spaces of blacktop that are unnecessary and will cause circulation issues, when you come in where do you go? The design needs to be refined, understanding this is a concept plan we don't need grading and whole set of plans.

Chairman Apessos wants the applicant to understand what he can and cannot do. What the Board Professionals are explaining is very important and that he wants Mr. Nicholas to understand before he leaves here what they are saying.

Mr. Nicholas ask if the plan as is would it be approved referring to the buffer zone. Ms. Engelhardt states that the plan has you filling up with blacktop and putting the building on one side and the parking on the other and is not the best use of the space. It creates circulation issues and a lot impervious area that has no real use there is no sense in putting down blacktop where you don't need it. John Nicholas states that he understands that they (the professionals) don't like what they see.

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Mr. Hall suggested that the applicant needs a planner type person to talk about the criteria for the use its self.

The applicant comments that he heard that apartments were approved by the Board not long ago next door on this same road. A Board Member states that the property the applicant is referring to is the property that is part of the COAH plan. Mr. Hall states that this is low and moderate income and the township get credit towards its application. What Mr. Nicholas is proposing is not low and moderate income apartments.

Mr. Sparks: the Board knows him, he is a part of the community, and the Board doesn't want him to spend a great of money and that he has a lot to overcome and he needs to go back to his professionals.

Mr. Apessos said if the applicant has an attorney that he should go to him and tell him what the Board Professionals had to say. This is a major project and doesn't want the applicant to spend a lot of money and find out he can't do it.

Under Comments from the Board

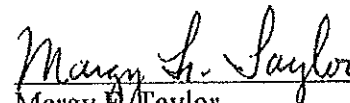
Mr. Sparks indicated that the sub-committee is not ready to present anything to the Board yet but he, Mr. Wright and Mr. DiTeodoro are working the on renewable energy draft and will meet with Mr. Hall. Also Mr. Sparks told the Board that Joe Reis (former Board Member) said to say hello to everyone.

Public Participation

John Travaglini of 600 Penns Grove-Auburn Road came forward say that he would like to be invited to sit with the sub-committee on renewable energy and be more specific with what he wants to do with his property. He will give him contact information to the Board Secretary.

Motion to adjourn @ 7:02 pm made by Mr. Sassi and seconded by Mr. Wright with all in favor.

Approved: March 27, 2012


Margy P. Taylor
Planning Board Secretary