

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on June 12, 2012 at the time of 6:30 PM. In attendance were S. Apessos, A. DiTeodoro, L. Marini, Jim Sassi, E. Sparks, and D. Wright. Absent were EJ Shockley; W. Pelura, K. Dennis, C. Weigle, J. Venello, M. Morrison and B. Scafiro Also in attendance was Board Professionals; Solicitor, Joan S. Adams, 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 Meeting Minutes

Approval of Meeting Minutes for May 22, 2012

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apessos			X				
EJ Shockley						X	
W. Pelura						X	
A.DiTeodoro		X	X				
K. Dennis						X	
L. Marini			X				
D. J. Sassi	X		X				
E. Sparks			X				
D. Wright					X		
C. Weigle						X	
M. Morrison						X	
J. Venello						X	
B. Scafiro						X	

Under Old Business

1. Amendment to the existing Redevelopment Plan for the current designated redevelopment area. The amendment for 47 Seventh Avenue (Block 1, Lot 16) to include Lot 17 (which was inadvertently omitted by a typographical error) in the redevelopment.

Joan S. Adams – The Township must amend its current Redevelopment Plan for 47 Seventh Avenue (Block 1, Lot 16) to include Lot 17 in the Redevelopment Plan. Lot 17 was omitted by a typographical error. It does show on the map. The Township is requesting the Planning Board to prepare a report regarding the current designated redevelopment area. This cannot just be corrected; the whole process must be done again. The Township committee is asking the Planning Board to authorize or Planner to do the investigation to confirm Lot 17 is in need of redevelopment and produce the report so a public hearing can be held that is necessary to amend the redevelopment plan to correct the typographical error.

Authorizing the Planner to proceed with an investigation and prepare a report:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apessos			X				

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EJ Shockley						X	
W. Pelura						X	
A.DiTeodoro	X		X				
K. Dennis						X	
L. Marini		X	X				
D. J. Sassi	X		X				
E. Sparks					Late		
D. Wright			X				
C. Weigle						X	
M. Morrison						X	
J. Venello						X	
B. Scaffro						X	

2. Further discussion as to a few items regarding the draft Renewable Energy Ordinance

Robert G. Hall – The few minor revisions were made that were discussed at the last meeting. The Construction Official, Lou Pelena had a few comments and would like some clarification on several items:

- 1) Should a Zoning Permit to required
- 2) Fence around solar panels on residential properties.
- 3) Soil Stabilization around mounted panels

1) Mr. Hall addressed the zoning permit and this would be as with any other construction permits, a zoning permit would be required.

2) Mr. Apossos is of the opinion not to impose anymore money than necessary to the resident.

Mr. Sassis does not see it possible for the panels to burn or injury anyone. Of the installations that he has seen only the inverters are secured, when the current is collected and converted to AC. He sees no further need to protect the arrays themselves, the inverters should be secure.

Joan S. Adams – with her experience with Towns she represents no one required fencing around residential installations.

There was some discussion that the fencing issue might come under someone's homeowners insurance, if they would require it and the Township Committee could also discuss this and if they want to require it.

Mr. Sparks - it is the consensus of the Board the fencing will be left as is, if the Township wants to they can talk about it in the Township Committee.

3) As far at the soil stabilization around mounted panels, this was discussed briefly and Mr. Hall will make some amendment to this which will be rather straight forward.

Under Application:

Application No. 2012-01
 Timothy P. Hesser / Use & Bulk Variances
 Block 66, Lot 32 / 369 Harding Highway
 Continuation of the Technical Review

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Mr. Hesser stated that he believes a sticking point at the last meeting (with neighbor Gregg Zoccola) was the rear setback and his original proposal. Mr. Hesser has since spoke with Mr. Zoccola and has agreed to move the building forward to meet the required rear yard setback of 40 feet thereby eliminating the need for a bulk variance for the rear. Mr. Hesser said that the two side neighbors don't have a problem with that either.

Mr. Hall asked to confirm that Mr. Hesser is asking to asking for electricity to the building but no water or sewer. Mr. Hesser confirmed same.

Joan S. Adams -- Mr. Hesser needs to establish some positive criteria for the request for the use variance. He is looking for a use variance to permit the expansion of f preexisting non conforming use, a residential use in a commercial district. And in terms of his bulk variance he needs 2 side yard variances.

Mr. Hesser -- The positive would be that everything he now has sitting outdoors can be moved inside to a new building and it would enhance the look in the back. This is now a commercial zone, but when the house was built it was residential and it would make sense to someday have a business in that location and that would suit the Plan. Maybe some day some one would have an office up front and a shop in the rear if that is what the township is trying to do by changing the look of that part of Harding Highway.

Joan S. Adams -- confirm conversation from the last meeting that Mr. Hesser will not be using the building for any commercial purposes and not to store and equipment that belongs to his boss that Mr. Hesser uses for excavating pools with the exception of maybe some of his brother's items. It is important that everything staying in the building be titled in his name.

Joan S. Adams -- a Use Variance is usually given for a special reason and not given for personal benefit or to only benefit one applicant, but in this instance however the applicant has been able to present proof that it will improve the overall esthetics of the area and it in itself will not be inconsistent with the actual zone plan for the area.

Open to the Public

Gregg Zoccola of 36 East End Ave. -- Mr. Zoccola stated that he and Mr. Hesser spoke since the last meeting and he is satisfied that Mr. Hesser will move the building forward in the back to meet the rear setback requirement.

Gerald Coleman of 264 Harding Highway -- Mr. Coleman stated that he has seen the area up and down the highway and feels this will fit in and be look nice in this area.

Steven Hesser of 69 DuBois Ave., Woodbury -- Mr. Hesser is the brother of the applicant He had a similar situation where he lives and by putting everything inside the area looked much better and the neighbors were pleased, he feels this would be the same thing,

Stephen Fowkes of 11 Cedarwood Ave. -- Mr. Fowkes agrees and sees no problem with what the applicant wants to do.

The homeowner to the right of Mr. Hesser's property stated that she has no problem with what Mr. Hesser wants to do.

As to the Use Variance:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeessos			X				
EJ Shockley						X	
W. Pelura						X	
A.DiTeodoro		X	X				
K. Dennis						X	
L. Marini			X				
D. J. Sassi			X				

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E. Sparks	X		X				
D. Wright					X		
C. Weigle						X	
M. Morrison						X	
J. Venello						X	
B. Scafiro						X	

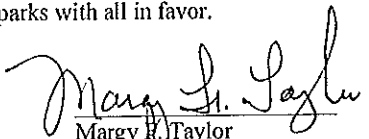
As to the Bulk Variances:

S. Apossos			X				
EJ Shockley						X	
W. Pelura						X	
A.DiTeodoro		X	X				
K. Dennis						X	
L. Marini			X				
D. J. Sassi			X				
E. Sparks	X		X				
D. Wright					X		
C. Weigle						X	
M. Morrison						X	
J. Venello						X	
B. Scafiro						X	

Joan S. Adams - Ms. Adams explained to Mr. Hesser since he is not familiar with the process what happen now that he has been approved.

Motion to adjourn @ 7:11 pm made by D.J. Sassi and seconded by E. Sparks with all in favor.

Approved: *July 10, 2012*


 Margy L. Taylor
 Planning Board Secretary