

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 23, 2013 at the time of 6:30 PM. In attendance were S. Apossos, EJ Shockley, R. Gatanis, Anthony Rullo, Ken Brown, L. Marini, Mark Lee IV and Larry Basile. Absent were J. Sassi, Z. Krick and B. Scafiro. Also in attendance was Board Professionals; Solicitor, Joan S. Adams, Engineer Kerry L. Engelhardt and Planner, John Pagenkopf.

Chairman Apossos 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: Meeting Minutes from February 26, 2013 were approved. Moved, E. Sparks, Seconded, K. Brown with all in favor.

Under Resolution: Resolution No. 2013-02 memorializing a wavier of Site Plan and Variances to Permit the Construction of an oversized garage on property identified as Block 127, Lot 10 on the Tax Map commonly known as 339 Wilson Avenue was approved. (Timothy and Theresa Tonden)

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos			X				
EJ Shockley						X	
R. Gatanis						X	
A. Rullo			X				
K. Brown		X	X				
L. Marini			X				
D. J. Sassi						X	
E. Sparks	X					X	
M. Lee, IV			X				
L. Basile			X				
Z. Krick						X	
B. Scafiro						X	

Completeness Review  
 Application #2013-02  
 McLane New Jersey Company, Inc.  
 Block 252, Lot 6 / 742 Courses Landing Road  
 Variance Relief and Major Site Plan

Richard Milstead, attorney for the applicant went through a brief description of the proposed development. They are asking for a variance for an expansion of a non-conforming use and variance for parking to permit an expansion of the existing warehouse. The proposed expansion will include three additions (cold storage, dry storage & proposed loading dock). This is a trucking distribution center.

John Pagenkopf, Board's Planner with through his review letter dated April 12, 2013 (attached). Land Review Checklist: Item #3 testimony at the public hearing will be presented; Item #10 final review; Item 22 waiver of description required; #23 waiver requested; #25 The scale if adequate for review; Item 28 Setback(s) on final will meet standard for setbacks; Item 31 The application should provide a copy of the existing restrictions, easement etc., by title report; Item #36 application should request a waiver; Item #38 waiver (unless determined at a later date by Board

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Engineer new test borings needed; Item # 41 Waiver can be granted; Item #55 aerial view to be submitted; Item #56 Site is already buffered, waiver unless new landscaping is proposed (Board discretion); Item #61 applicant to supply the old traffic report and give testimony at the final; Item #62 in place; adequate; Item 63 Stormwater outfall, applicant will provide.

Kerry Englehardt, Board's Engineer went through her letter for completeness dated April 17, 2013 (attached). The applicant is to provide the final old circulation plan for the site. Access to the present fire hydrants will not be interfered with. The same solid waste management plan will stay in place and is already operating. The application needs to have the collection plan in writing and submitted.

The Applicant testified that the existing storm water design was built to handle this proposed expansion. The Applicant needs to submit a table of changes to (regulations have changed) and must be reviewed and approved by the Board Engineer.

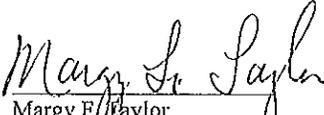
Completeness was approved with the conditions and the requested waivers.

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apessos			X				
EJ Shockley			X				
R. Gatanis						X	
A. Rullo		X	X				
K. Brown							X
L. Marini			X				
D. J. Sassi						X	
E. Sparks	X		X				
M. Lee, IV			X				
L. Basile			X				
Z. Krick						X	
B. Scaffiro						X	

Open to the public. No public comments.

Motion to adjourn @ 7:21 pm made by A. Rullo and seconded by E. Sparks with all in favor.

Approved: June 11, 2013

  
Margy F. Taylor  
Planning Board Secretary