

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on September 24, 2013 at the time of 6:30 PM. In attendance were Spyros Apossos, Emma Jean Shockley, Richard Gatanis, Anthony Rullo, Ken Brown, Lawrence Marini, D. Jim Sassi, Everett Sparks, Mark Lee and Larry Basile. Absent were Zack Krick and Barbara Scafiro. Also in attendance was Board Professionals; Solicitor, Joan S. Adams, Engineer Kerry L. Engelhardt. Absent was 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: The Meeting Minutes for May 14, 2013 and June 11, 2013 were approved.

Under Resolution: Resolution #2013-05 Granting Approval of a Minor Subdivision and Lot Line Adjustment Between Lands Owned by Craig and Amy Schwarz Identified as Block 228, Lots 11 and 11.02 and commonly known as 620 & 6222 Sorenson Road was approved.

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

Under Applications: Cheeseman, Roy & Karen
Bulk Variances - Completeness Review
Block 40, Lot 11 / 240 I Street
Application # 2013-04

Mr. Cheeseman came before the Board representing himself and his wife for an application for several Bulk Variances to construct a new home (the dwelling was recently demolished due to damage in a fire). The footprint will be larger due to the fact that the new dwelling will be handicap assessable, otherwise the application would not have needed the bulk variances. There were several waivers requested from the application checklist -- property owners and lot line with 200 feet in correct location to subject parcel shown on the plan. Neighboring properties are shown on the plan and a full 200 foot property owner list is also shown on the plan; Parking Plan, the Plan shows the location of a stone driveway. The Engineer did not object to waivers for both these items. The checklist also requires a preliminary architectural elevation including perspectives and floor plans, type of building proposed, the applicant indicated that this item will be submitted upon approval and this was acceptable to the Board's Engineer. It was noted by the Board's Solicitor that any inquires (eves, lot lines, etc.) regarding this item be brought up at the public hearing. A Board member inquired about the size of the building that was demolished, the application said it a bungalow (small rancher) which was one story. The new dwelling will also be a rancher. The Board's solicitor indicated that the conditions are preexisting

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because of the lot size and the applicant would have not had to come before the Board if the footprint had stayed the same.

The application was approved for completeness with pre-submission 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 | | X | | | | |
| E. Sparks | | | X | | | | |
| M. Lee, IV | | | X | | | | |
| L. Basile | | | X | | | | |
| Z. Krick | | | | | | X | |
| Vacant Seat | | | | | | X | |
| B. Scaffiro | | | | | | X | |

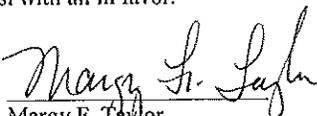
The Board's chairman brought up the large fire that destroyed the Dietz and Watson plant and the concerns of the fire fighters regarding the solar panels. One of the concerns was the chance of being electrocuted. There was some discussion on this matter and how if at all their concerns affected the Solar Panels Installation Ordinance recently passed by Carneys Point.

After inquires from the Mayor to the Board's Chairman, the Chairman brought up the matter of conditions on the Planning Board Resolutions and why conditions are attached to the Resolutions as there were two applicants wanting to get started on their projects but had not met all the conditions on the Resolution. There was some discussion on this topic with input from the Board's solicitor.

There was some general discussion regarding the Master Plan and the reexamination that is coming up to be done. The Township Committee will have this on their Agenda for their next meeting regarding approval of funds to award a contact. The Planning Board will have to wait for approval (Resolution) from the Township Committee before starting any reexamination.

Motion to adjourn 7:13 @ PM made by Anthony Rullo and seconded by J. Sassi with all in favor.

Approved: 10.22.13


Margy F. Taylor
Planning Board Secretary