

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 13, 2014 at the time of 6:35 PM. In attendance were S. Apossos, E. J. Shockley, R. Gatanis, Anthony Rullo, Ken Brown and Larry Basile. Absent: E. Sparks, D. J. Sassi, Mark Lee and M. Dowe Sr. Also in attendance were Board Professionals; Solicitor, Joan Adams and Board Planner, Lisa Specca. Absent: Engineer Kerry L. Engelhardt

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.

Meeting Minutes: Meeting Minutes from April 22, 2014 were approved. Motion by A. Rullo and seconded by R. Gatanis with all in favor.

New Business:

Presentation of the Reexamination Report and Master Plan Amendment was presented by Board Planner, Lisa Specca, of Lippincott Jacobs Consulting Engineers.

Executive Summary of Plan: A Reexamination Report is a review of previously adopted master plans and amendments and local development regulations to determine whether the ideas and policy guidelines set forth therein are still applicable.

The changes recommended for the Master Plan and Land Development Ordinance do not necessitate an entirely new Master Plan, but will ultimately involve the adoption of amendments to the Township Land Development Ordinance and revisions to the Master Plan elements.

The current Master Plan currently exists between two official versions. The 1997 Master Plan is a comprehensive Master Plan including Zoning Analysis, Demographics, State and Regional Regulations, Goals and Objectives, Land Use Plan, Housing Plan, Circulation Plan, Community Facilities Plan, Utility Service Plan, Open Space & Recreational Plan, Conservation Plan, Economic Development Plan, Recycling Plan and a consistency section with neighboring municipal plans and regional plans.

The 2004 Master Plan is a partial amendment to the 1997 Master Plan and contains the Demographics, Goals & Objectives, Land Use Plan, Housing Plan and Zoning Map.

The State land use law requires that the Planning Board conduct a reexamination no less frequently than every 10 years. In this reexamination the Board reviewed and discussed goals and objectives for (1) Zoning Ordinances, (2) Master Plan and (3) Redevelopment Plan.

She detailed the revisions to the Zoning plan and reviewed the recommended Master Plan revisions (see details in Reexamination Report Page 7, 8 and 9 attached to these minutes) which mainly address Sub-Zone 3.

A few of the major items:

(a) The Open Space Zone represents unduly restrictive zoning and should be repealed in its entirety and removed from the Zoning Map.

(b) Redevelopment sub area 3, Block 247/Lot 12 should be removed and added to AG zoning.

A recommendation to include all of the lands zoned AG, including Block 247/lot 12, into the Salem County Agricultural Development Area will help to facilitate farmland preservation in Carneys Point. This will require coordination with the Salem County Agriculture Development Board and the State Agricultural Development Committee.

(c) The Recycling Ordinance should be updated to remove specific references to separation of waste.

(d) The Zoning Map should be amended to replace the word "Zone" with the word "Area" in the map legend for the Mixed Use Redevelopment Zone.

Ms. Specca recommended that the Board consolidate the three Master Plan Documents 1997, 2004 and 2014 Also the (1) ECode : the online Township Code should be updated with new legislation and language revisions and

2. Renewable Energy Ordinance language revision
3. New FEMA Maps and Ordinance when they become official
4. Green Building and Sustainability Elements
5. Non-Contiguous Cluster Ordinance

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Motion made by Ken Brown to approve the Reexamination Report with it's recommendations. Second was made by Anthony Rullo with voting as following:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeossos			X				
EJ Shockley			X				
R. Gatanis			X				
A. Rullo		X	X				
K. Brown	X		X				
D. J. Sassi			--			X	
E. Sparks			--			X	
M. Lee IV			--			X	
L. Basile			X				
M. Dowe, Sr			--			X	

Attorney Joan Adams explained that pursuant to law, a notice announcing the Public Hearing to present the changes to the Master Plan was sent to each surrounding municipality by certified mail and notice was posted in public places in the township building by secretary Freda Earnest.

Public Hearing for MASTER PLAN AMENDMENT:

A few questions were asked by the public concerning Open Space Zoning and the current Sportsmens Club and other area recreational and park facilities. As it stands with the current Open Space regulations, if a building were destroyed by fire or storm, under the Open Space laws, it would not be able to be rebuilt. Changing those zones to AG zones would let the recreation and park facilities continue to operate as AG zoning is open to all types of recreational facilities. Mayor Gatanis mentioned the current provisions in the townships taxes to provide monies for such areas and Attorney Adams explained that changing the zoning to Agriculture would not effect those tax provisions.

With no further comments, Motion to close the Public Hearing portion of the meeting was made by Larry Basile with a second from Anthony Rullo. All were in favor.

Motion to amend the Carneys Point Township Master Plan of 1997 and the 2004 revisions with the current 2014 recommendations was made by Larry Basile and second by Ken Brown with all in favor.

Memorializing Resolution:

Resolution 2014-10
 Motion: Resolution to Memorialize the Adoption of a Report of Reexamination and Amendments to the Master Plan of the Township of Carneys Point.
 Resolution approved as follows:

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Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeossos			X				
EJ Shockley		X	X				
R. Gatani			X				
A. Rullo	X		X				
K. Brown			X				
D. J. Sassi			--			X	
E. Sparks			--			X	
M. Lee IV			--			X	
L. Basile			X				
M. Dowe, Sr			--			X	

Other Public Hearings:

Motion was made by L. Basile and second by A. Rullo to reopen this portion of the meeting for any further issues from the Public.

With no response, motion to close Public Hearing was made by E.J.Shockley, second by A. Rullo and approved by all.

New Business:

Attorney Adams explained that the changes to the Master Plan need to go to the Township Committee as they need to approve the issues concerning

1. Affordable Housing, Zoning Map Revisions
2. Repealing the Open Space Zone
3. Revising the Salem County ADA to include the entire AG zone in Carneys Pt. in order to facilitate Farmland preservation in the Township Agricultural areas
4. Recycling Ordinance changed to remove separation details
5. Online Township Ecode updated, Solar Ordinance Revisions
6. Out of date language in Zoning Ordinance
7. New FEMA Maps and Ordinances
8. Non-Continuous Cluster Ordinance

With no other business at hand, motion to adjourn was made at 7:45 pm by K. Brown and second by R. Gatani with all in favor.

Approved: *6-10-2014*


Freda A. Earnest
Planning Board Secretary