

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on June 10, 2014 at the time of 6:34 PM. In attendance were Everett Sparks, Richard Gatanis, Anthony Rullo, Ken Brown, D. J. Sassi, Mark Lee and Larry Basile. Absent: Spyros Apeossos, E.J.Shockley and M. Dowe Sr. Also in attendance were Board Professionals; Solicitor, Joan Adams and Board Planner, Lisa Specca and Engineer, Kerry L. Engelhardt

Due to the absence of Chairman Apeossos, the meeting was called to order by Everett Sparks. 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 May 13, 2014 were approved. Motion was made by R. Gatanis and seconded by A. Rullo with all in favor.

Application:
 Completeness Review for Application No. 2014-04
 Carneys Point Food Franchise, LLC T/A Dunkin Donuts
 Block 193, Lot 6 / 327 Slapes Corner Road
 Owner, NJ Truckstop Corp.
 Minor Site Plan and Bulk Variance relief

Joseph DiNicola Jr. Esq., Attorney for the applicant, presented site plans showing his clients wishes to add a drive-thru to the existing Dunkin Donuts, as well as other minor changes to the existing parking, such as adding two handicapped-accessible parking spaces, the restriping of a small area to create more parking, and new lighting. Some new signage is proposed to facilitate the drive-thru. Also some slight grading changes are required to construct the drive-thru lane.

Kerry Englehardt, Board's Engineer, went through her letter of completeness (copy attached to these minutes) and had no objections to the waivers requested. The Board's attorney, Joan Adams asked for a copy of the 1996 Resolution for this business; Mr. DiNicola agreed to provide that copy. Motion to grant waivers was made by R. Gatanis and second by A. Rullo and approved by all.

Motion to grant requested waivers and issue Bulk Variance made by R. Gatanis, Second by A. Rullo with vote as follows:

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

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Motion deeming application complete made by R. Gatanis and Second by A. Rullo. Vote as follows:

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

Pending Resolution for Application No. 2014-02 100 Central Schoolhouse Rd LLC: Attorney Adams explained that there are still some unresolved items to be discussed with the Board and that the applicant's attorney was unavailable for this meeting but would present those issues at the next regularly scheduled meeting for July 8th. Ms. Adams presented the Board members with a copy of the proposed Resolution with the objections listed item by item, so they may review before next meeting.

Public Hearing: The meeting was open for public comment. With no comments, the public hearing portion was closed.

With no other business at hand, motion to adjourn was made at 7:105 pm by K. Brown and second by R. Gatanis with all in favor.

Approved: 7-8-14


Freda A. Earnest
Planning Board Secretary