

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on August 12, 2014 at the time of 6:44 PM. In attendance were D. Jim Sassi, Richard Gatanis, Ken Brown, Mark Lee and Larry Basile. Absent: Spyros Apossos, E.J.Shockley, Anthony Rullo, Everett Sparks and M. Dowe Sr. Also in attendance were Board Professionals; Solicitor, Joan Adams, and Engineer, Kerry L. Engelhardt

Due to the absence of Chairman Apossos, the meeting was called to order by D. Jim Sassi. 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 July 8, 2014 were approved. Motion was made by R. Gatanis and seconded by K. Brown with all in favor.

Public Hearings:

Technical Review:

Application No. 2014-03
George & Nyda Wright – Bulk Variance
Block 14, Lot 1 / 38 Sixth Ave

Since the applicant is representing herself, Attorney Adams asked permission of the Board to guide her in the presentation of the technical review.

The Wright's are asking for a Bulk variance to permit them to build a small addition for a laundry room. A variance for front yard setback is required.

Notices were sent to those residents within 200 feet of subject parcel and notice was placed in the newspaper. Copies of said notices were received by Secretary Earnest who verified notice names and addresses were correct.

After some minor discussion by the Board and Engineer, the issue was open to the public for comment. No comments so it was moved and seconded to close the public portion of the hearing.

Motion made to grant the bulk variance by Mayor Gatanis and second by Larry Basile.

Vote taken as follows:

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

MEMORIALIZING RESOLUTIONS:

RESOLUTION NUMBER 2014-11
 100 Central Schoolhouse Rd. LLC
 Block 56, Lot 5, Manager Willie Feldman
 Account Number 2014-02

Attorney for the Applicant, Ross Levitsky, Esq. stated that his client was contesting items 14 and 16 of the proposed Resolution.

Item 14 stated: "as part of the approval granted in 2009, the Applicant was required to install a 6 ft high chain link fence along the eastern edge of the property as shown on the plans approved in 2009. This fencing was not installed, rather a wood post and wire fence was erected. The approved fencing must be installed at this time."

Client noted that there is new fencing currently installed in the area in question. Motion was made by Larry Basile to strike item 14 from the Resolution. Second by J. Sassi and approved by all

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Item 16 stated: “The applicant was required as part of the prior 2009 approval to plant a landscaped buffer consisting of shrubbery with a starting height of a minimum of 3 feet along the frontage on Central Schoolhouse Rd between the two proposed driveway entrance points” etc

Mr. Feldman produced pictures showing the current vegetation in the area in question. Mr. Basil motioned that the vegetation was acceptable, M. Lee seconded and all approved to strike item 16 from the Resolution.

Motion made to grant the Resolution (less items 14 and 16) to Memorialize the approval of a variance to permit a ground mounted solar array which is 4,284 square feet in size on Block 56, Lot 5 commonly known as 100 Central Schoolhouse Road. Motion was made by Larry Basile and second by Mark Lee.

Vote was restricted to those members who were present at the Technical Review:

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

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MEMORIALIZING RESOLUTIONS –

RESOLUTION NUMBER 2014-12

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 - Application No. 2014-04

Attorney Adams explained to the Board that she sent the proposed Resolution to the Attorney for Carneys Point Food Franchise LLC approximately two weeks prior to this meeting and there were no changes or additions to it. Therefore, since no one was present at the meeting, it can now be put to a vote.

Engineer Kerry Engelhardt pointed out that item 17 has to be changed from the stated “6 additional spaces would be required” to 8 required spaces due to an ordinance that requires a particular number of spaces for a convenience store. Attorney Adams will make that change to the variance on the final Resolution.

Ms. Adams also pointed out that, should the Truck Stop become a more intensive type of establishment (such as the addition of more fast food type services) they will need to return to the Planning Board to reconfigure the parking lot.

Ken Brown motioned the Resolution granting approval of a variance and amended preliminary and final major site plan for the property identified as Block 193, lot 6, commonly known as 327 Slapes Corner Rd, Carneys Point to permit the inclusion of a drive thru establishment in the existing truck stop commercial center.

L. Basile seconded the motion and vote of those board members who were present at the Technical Hearing was taken:

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

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New Business: Resignation Letter

A letter of resignation was received from Alternate Marcus Dowe, Sr. (copy attached to minutes) Letter was received by the Secretary on July 31, 2014 from Mr. Dowe asking to be removed as an Alternate due to prior obligations.

Mayor Gatanis motioned to accept the resignation of Mr. Dowe; Mr. Basile seconded and all approved.

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

Acting Chairman, D. Jim Sassi asked if there was any further business.

1:

Ken Brown requested that, in the future, when an applicant or the professionals are referring to a previous Resolution on that same property, that a copy of the previous Resolution be provided to the Board so they have the information at hand such as the 100 Central Schoohouse account where there were many comments about work that was not done as stated. The rest of the Board agreed and request was noted by Secretary Earnest.

2:

Attorney Adams wanted to make a formal statement on the passing of our previous secretary, Margy Taylor. She commented on how very competent Margy was and what a wonderful secretary who worked very hard to service this Board, the applicants and the Professionals.

Everyone present agreed and stated that she will be missed.

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

Approved:

Freda A. Earnest
Planning Board Secretary