

**Meeting
Minutes**

**Carneys Point Township
Planning Board**

The Meeting of the Township Planning Board was held on September 9, 2014 at the time of 6:34 PM. In attendance were Emma Jean Shockley, Vice Chairperson, Mayor Richard Gatanis, Anthony Rullo, Ken Brown, Everett Sparks, Jim Sassi, Mark Lee and Larry Basile. Absent: Chairman, Spyros Apeessos. Also in attendance were Board Professionals; Solicitor, Joan Adams, and Engineer, Kerry L. Engelhardt

Due to the absence of Chairman Apeessos, the meeting was called to order by Vice Chairperson Emma Jean Shockley. She read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag. Roll call was taken.

Meeting Minutes: Meeting Minutes from August 12, 2014 were approved. Motion was made by Mayor Gatanis and second by Ken Brown with all in favor.

Memorializing Resolution:

Resolution No. 2014-13
 Application No. 2014-03
 George & Nyda Wright – BulkVariance
 Block 14, Lot 1 / 38 Sixth Ave\

Resolution to grant the approval of Bulk Variance to permit the construction of an addition to the residential structure which will encroach into the required front yard set back on Block 14, Lot 1 commonly known as 38 Sixth Avenue, Carneys Point
 Vote was restricted to those who were present at the technical review:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeessos			--			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				

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Applications:

Application No. 2014-05 - Completeness Review
Kenneth & Elizabeth Keen
Minor Sub-division - Lot Line Adjustment
Block 233 Lot 5 / 17 North Pennsville Auburn Rd

Representing himself, Mr. Keen testified to the reasons he wishes to sub divide his current Lot 5 into two separate lots. He is applying for a reverse mortgage and the mortgage company is only interested in the home, not the land. When he originally purchased the property, it was just one acre with the house on it. He then purchased the surrounding 4.5 acres. He wishes to carve out the one acre as it was originally and keep the surrounding acreage as farm land. He currently runs a dog kennel on the farm parcel and has a letter showing the 2009 approval of the kennel as pre-existing, non-conforming use. Variance was granted that he may continue the kennel business.

Kerry Engelhardt, Engineer gave her report finding. (see attached report) Item numbers 16, 19 and 21 address the items missing from the submitted Plan. Item 16 states that the signature block, required by Map Filing Law, is missing; Item 19 states that the North Arrow does not refer to a reference meridian and item 21 states that Monumentation must be provided at the proposed property corners.

Plan must be revised to address these issues:

1. Applicant must revise the subdivision plans to meet the following requirements:
 - a. Key map with north arrow, scale no less than 1" = 2,000'
 - b. Signature block for Board Chair, Secretary, Engineer and municipal clerk
 - c. Monumentation at the proposed property corners per the Map Filing Law
 - d. Plan must be revised to reconfigure the lot lines to remove the pinch point on the right side of the parcel. The lot to be known as 5.02 will include all of the lands to the right up Biddle Creek.
2. The applicant must include in the subdivision deed notice stating that should property be sold, the building which houses the Kennel shall be removed and the kennel use be discontinued.
3. Applicant must receive approval of the Salem County Planning Board and letter of no interest if applicable from the NJ Department of Transportation.

Waiver was granted for (item 23) from showing metes and bounds descriptions of wetlands and wetlands buffers.

Waiver was granted (item 28) from showing all existing structures within 200 feet

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Waiver was granted (item 30) Plan delineation of any existing or proposed deed restriction, protective covenant, recorded easements and rights-of-way.

Waiver granted (item 34) to not require the notice be sent to property owners within 200 feet of subject parcel.

Item 35 refers to the location and extent of freshwater wetlands. The applicant testified that the extremely small stream (which is Biddle Creek) is not relevant to any usage on the property and does not affect the current application request.

Also, Mr. Keen is required to pay any Tax Map Fees which Secretary Earnest will follow up.

Attorney Adams also advised Mr. Keen to check with farmland assessment officials to be sure he can still retain farm land assessment with the change in lot size.

Chair madam opened meeting to public comment. No response. Anthony Rullo motioned open session be closed to public; Everett Sparks second and all approved.

Motion was made to approve the Technical Review, with conditions listed above, by Anthony Rullo and second by Mayor Gatanis. Vote as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos			--			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				

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Public Hearing: The meeting was open for public comment.

CONCEPTUAL REVIEW - SAKIMA COUNTRY CLUB

The request for a conceptual review was made by members of the Sakima Country Club Board. Michael Mulligan, Attorney and member of the Board, introduced the other officers in attendance as Dave Sparks and Frank Berry.

Mr. Sparks explained that the Club had recently experienced a devastating fire which destroyed their maintenance storage shed which also housed 100 golf carts belonging to members of the club and grounds maintenance equipment. All was lost in the fire.

They now would like to put up a pole barn replacement but put it in different location from the original shed. The Club owns 2.8 acres which is where the clubhouse is located. They also rent the golf course from the E. I. DuPont Company and pay the taxes on that property. The new storage shed would be located on their property where the previous in-ground pool was located. (pool was removed and land filled in)

They have asked for the conceptual review hoping to expedite the process as the longer they are without storage facilities and equipment, the more members they will loose which could result in having to discontinue business and close the club.

Attorney Adams explained the need to still follow the planning board's process and also to get the necessary letters from the DuPont Company addressing access to the property. She explained the need for fire lanes, driveway and adequate parking for members.

Kerry Engelhardt, Engineer asked about size of building reminding them that if it exceeds 80x160 (which is more than a quarter acre) that would trigger the Storm Water requirements. Mr. Sparks stated that the building is 60x160.

Discussion ensued on structure height restrictions and set backs.

The Club members thanked the Board for information and Mr. Mulligan will start the process of application.

REPORT FROM TOWNSHIP COMMITTEE

1. WRIGHT APPLICATION 2014-03

Ken Brown stated that the Township Committee has received a letter of complaint from the Wrights as to the charges by both Engineering firm and the Planner, Lippincott Jacobs. They feel that they are being double charged for same findings.

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Attorney Adams explained that this matter does not come back to the Planning Board but the correct procedure is to go to Township Committee and if not resolved, the Wrights have the right to appeal to the Construction Board of Appeals.

2. CORNERSTONE APPLICANT #2209-07:

Mr. Brown explained that the applicants are currently in phase 5 with two months left to complete phase 6 of their original project. They approached the Township Committee to change the phasing process. The applicant was told that they will have to come back to the Planning Board to change the phasing process.

They (Cornerstone) also asked about the ordinances to construct a temporary structure that will house a giant advertising balloon.

Attorney Adams said she will look into the ordinances and advise them.

3. OPEN SIDED POLE BARNS AND CAR PORTS:

Discussion over recent complaints by township residents that code restrictions and set back requirements are outdated causing many residents to have to go through Planning Board for variances and having that extra cost.

Attorney Adams explained that due to many neighborhoods with tight set backs there could be problems with changing the code. She said it would be a Township Committee decision.

COMMENTS FROM BOARD MEMBERS

Everett Sparks stated how much the Board appreciates the extra effort made by Attorney Joan Adams in giving guidance to recent applicants who did not elect to have their own legal counsel for their projects and required some help when approaching the Board.

Chair, E. J Shockley asked if there was any further business.

With no other business at hand, motion to adjourn was made at 7:41 pm by A. Rullo and second by E. Sparks with all in favor.

Approved:

Freda A. Earnest
Planning Board Secretary