

# Meeting Minutes

## Carneys Point Township Planning Board

---

The Meeting of the Township Planning Board was held on November 11, 2014 at the time of 6:32 PM. In attendance were Chairman Spyros Apeossos, Mayor Richard Gatanis, Anthony Rullo, Ken Brown, Everett Sparks, Jim Sassi, Mark Lee and Larry Basile. Absent: E.J.Shockley. Also in attendance: Solicitor, Joan Adams and Engineer, Kerry Engelhardt

The meeting was called to order by Chairman Apeossos. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag. In observance of Veterans Day, Chairman Apeossos called for a moment of silence to honor all veterans. Roll call was taken.

**Meeting Minutes:** Motion was made by Mayor Gatanis to approve the minutes from September 9<sup>th</sup>, second was made by Larry Basile and approved by all. Motion was also made by Mr. Gatanis and Second by Mr. Basile to approve the minutes of September 23<sup>rd</sup>. All approved.

Public Hearings:

**Completeness Review:**

Application Number 2014-06  
Sakima Country Club – Block 170, Lot 3  
383 Shell Rd (US130), Carneys Point  
Bulk Variance & Site Plan Waiver

Michael Mulligan, Esquire representing the applicant, came forward and gave an over-all description of the work to be done and also addressed the issues stated in the Engineer's review.

Applicant's request is for permission to erect a 60' x 160' building on the site where the Club's swimming pool was once located. Pool has been removed and filled in. This building will house equipment and members golf carts. Previous building was destroyed by fire and was located elsewhere on the property. They require set back and height variances.

Engineer Kerry Engelhardt of Sickels & Associates went over her findings (copy attached)

Item #10 Page 2 of Engineer's report: Ms. Engelhardt stated that while there is no survey, the aerial photographs clarify where the building will be placed. She, therefore, had no objection to granting a waiver for the survey.

# Meeting Minutes

## Carneys Point Township Planning Board

Page 2 – Sakima Country Club Cont'd

Item 11 & 15 page 3: tax map sheet, required zoning regulations and project's conformance will be submitted at next meeting

Item 14: No zoning map provided. No objection to a waiver being granted for this item

Item 17: Certified, sealed existing conditions survey with date less than one year from application date not included. With the aerial photographs no objection to a waiver for this survey

Item 19 to 27: waivers requested

Item 30: Plan delineation of any existing or proposed deed restriction, protective covenant, recorded easements, prescriptive easements and rights-of-way will be submitted before the technical hearing.

Item 31: copy of text of any existing deed restriction, protective covenant, recorded easements, etc. Attorney Adams stated that a Utility Easement exists. Plans will be updated to include this, per Attorney Mulligan.

Item 34: Property owners and lot lines within 200 feet in correct location to subject parcel shown on the plans. A property owners list has been submitted. No objection to a waiver being granted from showing this item on the aerial.

Item 49: Parking plan indicating spaces, size and type, aisle width, curb cuts, drives, driveways and dimensions. Engineer requested that the aerial be revised to show any drives or parking areas associated with the new building. Attorney Mulligan explained that only the existing driveways would be used and no new driveways were being added. No objection to a waiver being granted for this item

Chairman Apessos asked if anyone had any questions or comments.

# Meeting Minutes

## Carneys Point Township Planning Board

Page 3

Motion to close the completeness hearing and grant all requested waivers except for item #30, was made by Mayor Gatanis; second by Anthony Rullo with 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				

### Resignation of Vice Chairperson:

Due to business and personal issues, a resignation letter from Emma Jean Shockley was received and accepted and is effective immediately.

### E. I. DuPont DeNemours & Co:

Submitted a TS3 Bulkhead Repair Report showing application for Coastal General Permit and Water Quality Certificate dated November 2014.

This report will be on file in Secretary's office for anyone wishing to review findings.

With no other business at hand, motion to adjourn was made at 6:53 pm by Mr. Rullo and second by Mr. Basile with all in favor.

Approved:

\_\_\_\_\_  
 Freda A. Earnest  
 Planning Board Secretary