

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on November 25, 2014 at the time of 6:38 PM. In attendance were Acting Chairman Everett Sparks, Mayor Richard Gatanis, Anthony Rullo, Ken Brown, Jim Sassi, and Larry Basile. Absent: Spyros Apepos and Mark Lee. Also in attendance: Solicitor, Joan Adams and Engineer, Kerry Engelhardt

The meeting was called to order by Acting Chairman Sparks. He read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.
Roll call was taken.

Meeting Minutes: Motion was made by Mayor Gatanis to approve the minutes from November 11th, second was made by Larry Basile and approved by all.

Public Portion: Motion was made by Ken Brown and second by Anthony Rullo, to open the Public portion of the meeting.

Kareem and Jancy Pitts addressed the Board and advised that they are interested in purchasing the property located at 429 Hollywood Ave, Block 182, Lot 1 (previously operated as a hair salon) for the purpose of opening an early childhood learning center. They asked if the use was permitted under the ordinances.

Attorney for the Planning Board, Joan Adams, Esq. advised Mr. & Mrs. Pitts that the use is a conditional use under the Carneys Point Township Zoning Ordinance. Attorney Adams advised Mr. & Mrs. Pitts to review the Carneys Point website and look up Ordinance Section 212-67 of the Code of Carneys Point which would give them additional information on the conditions they must meet to operate the private educational facility. They can then make an application for conditional use approval to the Board. If they cannot satisfy the conditions, a variance would be required. Attorney Adams suggested they consult a land use attorney for assistance.

No other member of the public rose to address the Board.

Motion was made by Larry Basile and second by Ken Brown to close the first public portion; approved by all.

Meeting Minutes

Carneys Point Township Planning Board

Page 2 – Nov. 25, 2014

Completeness Review:

Application Number 2014-07
Drimones LLC – Block 239, Lot 15
1077 Rte 40, Carneys Point
Major Site Plan

Attorney for the applicant, Ross Levitsky, Esq. addressed the Board and explained that his clients had no problem complying with the conditions as stated on page 3 of the completeness review by Kerry Engelhardt, P.E., P.P., C.M.E. of the engineering firm of Sickels & Associates, Inc. (copy attached to these minutes). Mr. Levitsky asked that a waiver be granted for item 17 which stated that an updated survey must be submitted since the other was more than one year from application date. Waiver was requested since no changes had occurred since original survey.

Mr. Levitsky also requested a waiver be granted for item 64 which stated that, under the preliminary approval, under no circumstances shall any soil or earth be sold or otherwise removed from the site without application to and approval by the Township of Carneys Point. Mr. Levitsky stated that nothing has been removed.

Items numbered 32, 42 and 43 will be addressed at the technical hearing on December 9th.

Attorney for the Planning Board, Joan Adams, Esq. asked if there were any changes to the storm water regulations promulgated by the NJ DEP since the 2011 approval (Resolution number 2012-01). The Board Engineer replied that there were no changes.

Acting Chair, E. Sparks asked if there were any questions from the Board or from the public. None were presented.

A motion was made by Anthony Rullo to grant the submission waivers for items 17 and 64 and deem the application complete for review. Second was made by Ken Brown.

Vote was taken as follows:

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

Page 3

Completeness Review:

Application No 2014-08
NJ Truckstop Corp. Block 193, Lot 6
327 Shell Road, Carneys Point
Administrative Design Change

An application is made by NJ Truckstop Corp for a design change to its approved site plan for the Truck Stop located at 327 Shell Road. Before beginning the review for this application, Attorney Adams explained to the Board what they need to determine in order to move forward on the request. She explained that the Board must first determine if the changes being proposed were substantial. Did they have a substantial effect on the approved site plan or did they change a design feature that was of interest to the public at the time of the original site plan public hearing. If they find that the change is substantial, then the applicant must apply for a formal amendment to the approved site plan and publish public notice as required by the Statute. If the Board finds that the change is minor and does not have a substantial impact on the design or will not alter a design feature that the public expressed interest in, then the application for a change can proceed in an administrative fashion and public notice would not be required.

Attorney for the applicant, Joseph DiNicola Sr. explained that the Administrative Change requested is for the inclusion of a Nathan's hot dog shop inside the building and a reconfiguration of the existing parking lot including restriping and redirection of circulation patterns to maximize the parking on the lot and to improve the flow of vehicular traffic and pedestrian safety. Further, the applicant was proposing the addition of a walk up window in an area that already has a regular window and a railed walkway to protect patrons. This would make it beneficial for patrons who are at the gas pumps to not have to enter the building to simply pick up a hot dog or soda and would improve pedestrian safety.

The applicants engineer explained to the Board how the new striping for parking spaces and marked pedestrian walkways would be configured. No new impervious coverage would be installed and no additions to the size of the building were to be built. With the exception of the new striping and some signage to direct the flow of traffic, the walk up window and the railed sidewalk, no changes would be made to the exterior of the building.

Mayor Gatanis motioned that the application be deemed a minor design change with no need to notice. Second was made by A. Rullo and all approved.

In discussing the application, the Engineer for the Planning Board, Kerry Engelhardt, informed them that a yield sign was needed for the new pedestrian walkway area to insure that there would be an alert to oncoming traffic of the right of way. The applicant agreed.

Meeting Minutes

Carneys Point Township Planning Board

Page 4:

Completeness Hearing: Application 2014-08

Attorney Adams stated that any conditions from the previous site plan that haven't been satisfied still need to be completed. The Applicant agreed.

Motion made to grant administrative design change as presented made by R. Gatanis and second by K. Brown. Vote was taken as follows:

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

Motion made to open meeting for public comment by Mr. Rullo and second by Mr. Brown. No comments were made.

Motion to close the public portion of the meeting was made by Mr. Brown and second by Mr. Rullo to close public portion of meeting.

Old Business:

There is still a need for Board volunteers. Mayor Gatanis said that another message would be put out to the community on channel 9 of local news station.

With no other business at hand, motion to adjourn was made at 7:15 pm by Larry Basile and second by Mayor Gatanis with all in favor.

Approved:

Freda A. Earnest
Planning Board Secretary