

# Meeting Minutes

## Carneys Point Township Planning Board

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The Meeting of the Township Planning Board was held on December 9, 2014 at the time of 6:32 PM. In attendance were Chairman Spyros Apessos, Mayor Richard Gatanis, Anthony Rullo, Ken Brown, Everett Sparks, Mark Lee, and Larry Basile. Absent: Jim Sassi. Also in attendance: John Jordan, Esq. substituting for attorney Joan Adams and Engineer, Kerry Engelhardt

The meeting was called to order by Chairman Apessos. 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 Everett Sparks to approve the minutes from November 25th, second was made by Mayor Gatanis and approved by all.

**Technical Review:**

Application Number 2014-06  
Sakima Country Club – Block 170, Lot 3  
383 Shell Rd (US 130), Carneys Point

Attorney for the applicant, Michael Mulligan, Esq. addressed the Board as to item #30 from the completeness review concerning an existing utility easement which crosses the property. As requested by attorney Joan Adams at the Completeness Review, Mr. Mulligan presented the Board with new aerial photo and diagram showing the location of the utility easement. Since the easement does cross the right corner of the proposed building, approval to proceed with construction does require an approval by the E. I. DuPont Company.

Mr. Fenton Ferry Jr. of 105 Penton Drive, Carneys Point was sworn in by Attorney John Jordan. Mr. Ferry is a member of the Sakima Board of Directors and is in charge of the construction project. He explained that Sakima Country Club was originally the DuPont Penns Grove Country Club. The Club House and out buildings were sold and became Sakima Country Club back in 1961. Dupont still owns the golf course and leases it to Sakima. Around the late 1990's a pump house was installed on hole #4 of the course which provides water to all areas of the golf course. This, he feels, would eliminate the need for the easement. They are working with the legal department of DuPont to get authority to proceed. Since Dupont has so many other legal matters to address, this could take some time to resolve. Mr. Ferry explained that, due to the fire that destroyed all the Clubs maintenance equipment along with members personal golf carts, they need to get this building up as soon as possible to protect the new equipment purchased and valued at over \$100,000 along with members new equipment. It also needs to be located where

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shown on their design for security purposes. The Bartenders would have total view of the doors through the Club windows, so they could make sure all was secured before leaving the property. There has been vandalism with property damage to the equipment that is currently sitting out with no protection.

Mr. Ferry explained that, should DuPont require the easement, it can be added even after the building is constructed. The floor will be stone and a line could still be put in.

Engineer Kerry Engelhardt explained that the easement does not state that a building can not be placed over the easement

Ms Engelhardt reviewed the items listed on her Technical Review Report (page 4- see attached)

#1. A bulk variance is required for the height of the building which is proposed at 16 ft and the maximum is 15 ft.

Also, a rear yard setback variance is proposed for one foot where the minimum is now five feet.

Ms. Engelhardt inquired as to why the building isn't just moved to adhere to the setback regulations. Mr. Ferry explained that there are two large trees which are very important to the club. The club founder's family donated the trees and specifically requested they be well cared for.

#2. Ms. Engelhardt asked why there were no driveways or paths indicated on the plan. It was explained that since all vehicles are either golf carts or grounds equipment, specific driveways or paths are not needed.

#3. The utility easement which is still being addressed

#4. Existing monumentation. Mr. Mulligan stated that the proper monumentation is in place on all 4 corners of the property.

Public Hearing: Motion was made by E.Sparks, second by A. Rullo and approved by all to open the meeting to the public for any comments on the project for Sakima Country Club.

There were no comments. Motion to close the public portion was made by E. Sparks and second by R. Gatani and approved by all.

Motion was made by A. Rullo to grant the height variance from 15 ft to 16ft and to also grant the setback variance from 5 ft to 1 ft. Mr. Basile second the motion

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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				
D.J. Sassi			--			X	
E. Sparks			X				
M. Lee IV			X				
L. Basile		X	X				

Attorney Jordan pointed out that there should be an addition to the motion that no permits be issued until the Resolution has been drawn up showing a hold harmless clause protecting the Planning Board from any legal issues that may arise between Sakima and the E. I. DuPont Company regarding the utility easement.

Motion made by Mr. Rullo to rescind the previous motion, second by Mr. Lee and approved by all.

New Motion made by Mr. Rullo to grant the variance for height from 15 ft to 16 ft and grant setback variance from 5 ft to 1 ft and to add a hold harmless clause protecting the Planning Board from any issues between Sakima and Dupont over the utility easement. Second by Mr. Lee and vote taken as follows:

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

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New Business: Letter received from Secretary Earnest as to meeting dates in January. Scheduled meetings would be Jan. 13<sup>th</sup> and Jan. 27<sup>th</sup>. Ms. Earnest will be out of the country from the 13<sup>th</sup> to the 20<sup>th</sup>. Therefore, meeting options would be Jan 6<sup>th</sup> and Jan. 27<sup>th</sup>. However, the organization meeting would not be able to be held on Jan. 6<sup>th</sup> as it must occur after the Township meeting which appoints the Board. With no current business pending for that date, motion was made by R. Gatanis to have just one meeting in January on the 27<sup>th</sup>. Second was made by Mr. Brown and approved by all.

With no other business at hand, motion to adjourn was made at 7:30 pm by R. Gatanis and second by E. Sparks with all in favor.

Approved:

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Freda A. Earnest  
Planning Board Secretary