

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on February 24, 2015 at the time of 6:34 PM.

In attendance were Chairman Spyros Apossos, Vice Chairman Anthony Rullo, Mayor Richard Gatani, Ken Brown, Everett Sparks, Larry Basile, Mark Lee and Jim Sassi, Edward Voyles, Charles Newton, and Harold Payne. Absent: Rick Verdecchio. Also in attendance: Attorney Joan Adams, Esq. and Engineer Kerry Engelhardt

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

Meeting Minutes: Motion to approve the minutes the meeting held January 27, 2015 was made by Ken Brown and second by Anthony Rullo. All approved

Motion to approve Resolution Number 2015-09 for applicant Drimones, LLC, Block 67, Lot 33 for a final major site plan at property location North Golfwood Ave and NJSH Rte 40 was made by Larry Basile with a second from Anthony Rullo. Roll call vote was taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos			X				
R. Gatani			X				
A. Rullo		X	X				
K. Brown			X				
D.J. Sassi			X				
E. Sparks			X				
M. Lee IV			X				
L. Basile	X		X				
R. Verdecchio			--			X	
E. Voyles			X				
C. Newton			X				
H. Payne			X				

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Technical Review for application number 2014-10 Luigi and Maryann DiMarco for a Minor Site Plan with Variances for the business of the Roman Pantry located Block 55, Lot 19 & 20, 447 & 448 Harding Highway:

Attorney for the applicants, Joseph DiNicola, Sr. presented plans to construct a 16ft by 31 ft addition for the purpose of constructing a handicap assessable bathroom and to allow for more floor space to relocate the current pizza oven which will make for a much safer work environment and new counter space.

There will be no additional retail space or floor space with no change to current business.

Proof of Service for Notices was published in newspaper on Feb. 13th and notices sent to residences within 200 ft requesting minor site plan approval for a 31 ft x 16 ft addition and bulk variances for front yard and rear yard. Applicant also requests waiver from submission of an environmental impact statement.

Attorney Adams asked Secretary Earnest if all notices were sent and if names and addresses were verified. The Secretary indicated all were properly sent and newspaper notice verified. She also testified that property taxes were current.

Question was asked by Board member Everett Sparks as to how far was the oven from the new bathroom and if there were any sewer or water lines running over the area of the oven. Mr. DiMarco replied there was not.

Mr. Apessos asked if the pizza oven would be located elsewhere in the store. Mr. DiMarco said it will be on same side it is now just pushed back further.

Attorney Adams stated that there were two storm water easements and asked Attorney DiNicola if, as far as he knew, where there any other impact on those easements due to the addition. Mr. DiNicola responded that there were not.

Ms. Adams also explained the standard conditions of the townships resolutions one being the sunset provision which allows 1 year to act on variances and comply with any outstanding easements.

Chairman Apessos opened the meeting to the Public. With no comment, the public portion was closed.

Motion was made by Richard Gatanis to approve the application with all representation the applicant made and any conditions imposed by the Board Professionals. Anthony Rullo second and roll call vote as follows:

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Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apessos			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				
R. Verdecchio			--			X	
E. Voyles			X				
C. Newton			X				
H. Payne			X				

Board member Ken Brown announced the NJPO 2015 training class for new board members. It will be held on Friday, March 6th from 5:15pm to 10:15 pm at the Pleasant Valley School in Harrison Township. The instructor will be our own attorney, Joan Adams. Anyone wishing to attend must notify the secretary as quickly as possible as they must be registered.

Meeting was again open to the Public for any additional comments. There were none; public portion closed.

With no other business at hand, motion to adjourn was made at 6:50 pm by Ken Brown and second by Rich Gatanis with all in favor.

Approved:

Freda A. Earnest
Planning Board Secretary