

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on March 10, 2015 at the time of 6:33 PM.

In attendance were Chairman Spyros Apossos, Vice Chairman Anthony Rullo, Mayor Richard Gatanis, Ken Brown, Everett Sparks, Larry Basile, Mark Lee, Rick Verdecchio, Charles Newton, and Harold Payne. Absent: Jim Sassi and Ed Voyles. 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 February 10, 2015 was made by Ken Brown and second by Anthony Rullo. All approved
Motion to approve the minutes from the meeting held February 24, 2015 was made by Rich Gatanis and second by Larry Basile. All approved

Resolution Memorializing the Approval of a Use Variance and Site Plan approval for Construction of an adult day care facility on Block 67, Lot 33 commonly known as 435 Harding Highway (NJSH 48). Resolution Number 2015-10: Motion was made by Charles Newton and second by Mark Lee.
Roll call vote was taken:

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

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Resolution Number 2015-11 for Luigi and Maryann DiMarco (Roman Pantry). Resolution to Grant Bulk Variances and Minor Site Plan approval to construct a small addition on Block 55. Lots 19 and 20 commonly known as 447-448 Harding Highway, Carneys Point. Motion was made by Anthony Rullo and second by Everett Sparks. Roll call vote was taken:

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		X				
M. Lee IV			X				
L. Basile			X				
R. Verdecchio			--			Absent from hearing	
E. Voyles			--			X	
C. Newton			X				
H. Payne			X				

A Completeness Hearing was held for applicant number 2015-01 Salvatore F. Vasta, Block 268, Lot 4 located at 1062 and 1064 Courses Landing Rd, Pilesgrove for a minor subdivision.

Attorney for the applicant, John Falciani presented the application for minor sub division and asked that all waivers requested be granted. Primary use of the property will remain farmland and the general purpose for the sub division is to separate the personal residence of Salvatore Vasta and his spouse from the other residence which is his sons home.

There is a third house on the property but that is attached to the farm business and is used to house farm laborers.

Attorney Joan Adams sworn in Mr. Vasta and Mr. Falciani also asked Mr. Vasta if the statements he had already made were true to the best of his knowledge. Mr. Vasta replied yes.

Engineer Kerry Englehardt gave her completeness review and stated that it was a very clean application with only a few outstanding issues. On item 28 of her report (see attached) she stated that a waiver is supported for showing information for the properties on the other side of Courses Landing Rd.

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Item #31, Copy of the text of any existing deed restrictions, easements and rights of way be presented by the Technical Hearing and
Item #52, Tax Assessor assigned block and lot numbers be obtained as a condition of approval.

Motion to approve the application with the conditions of approval was made by Rick Verdecchio and second by Anthony Rullo. Roll Call vote was taken:

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				
R. Verdecchio	X		X				
E. Voyles			--			X	
C. Newton			X				
H. Payne			X				

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

New Business:

Kerry Engelhard announced that this would be her last meeting as she is moving away from the area. She thanked everyone and commented how much she has enjoyed working with the Planning Board.

Chairman Apessos thanked her and spoke for all when he said she will be missed.

With no other business at hand, motion to adjourn was made at 6:50 pm by Everett Sparks and second by Anthony Rullo with all in favor.

Approved:

Freda A. Earnest
Planning Board Secretary