

# Meeting Minutes

## Carneys Point Township Planning Board

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The Meeting of the Township Planning Board was held on March 24, 2015 at the time of 6:37 PM.

In attendance were Vice Chairman Anthony Rullo, Ken Brown, Larry Basile, Mark Lee, Rick Verdecchio, Ed Voyles, Charles Newton, and Harold Payne. Absent: Chairman Spyros Apessos, Mayor R. Gatanis, E. Sparks, and Jim Sassi. Also in attendance: Attorney Joan Adams, Esq. and Engineer Colette Montague of Sickels & Assoc.

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

Ken Brown introduced Board Alternate number 4, Thomas Gamber, who was appointed by the Township Committee at their last meeting. Mr. Gamber's term will expire on Dec. 31, 2015. Attorney Adams took his sworn Oath of Office and signed copy is on file with Secretary.

Also sworn in at this time was the newly appointed engineer, Colette Montague P.E. from the firm of Sickels & Associates. Ms. Montague is replacing Kerry Engelhardt.

Meeting Minutes: Motion to approve the minutes the meeting held March 10, 2015 was made by Ken Brown and second by Larry Basile. All approved with exception Ed Voyles and Thomas Gamber abstaining who were not present at that meeting.

A completeness hearing was held for Sakima Country Club, account 2015-02 for application for a bulk variance and site plan waiver at 383 Shell Rd, Block 170, Lot 3

Attorney Joan Adams swore in the attorney for the applicant, Michael Mulligan, Esq. and also David Sparks, spokesman for Sakima Country Club for testimony they will present.

Attorney Mulligan asked for waiver of a site plan. Since the Club suffered the loss of over 200 thousand dollars worth of equipment such as mowers, seeders and other equipment that they must now purchase, they require a separate building to house that equipment and keep it secure and in good condition.

The type of building proposed is a Pole Barn and will be 1,872 square feet which is larger than the regulation size of 200 square feet thus requesting the site plan waiver.

The height of the building is 15 feet and not over the lot line restrictions. Also, none of the DuPont easement issues are affected with the placement of the new equipment shed.

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Attorney Adams asked if any hazardous chemicals will be housed in the building. Mr. Sparks replied that they will not. Only oil will be brought in at the time it is needed to service any equipment but none would be stored on site. She also inquired as to type of floor. Mr. Sparks thought it would be concrete pad but was not sure. Ms. Adams instructed them to work with the construction office on the specifics.

Engineer Colette Montague asked if the building would affect traffic flow or storm water requirements and Mr. Sparks replied it would not. Ms. Montague stated that the plans indicate the building as 15 ft but with the plans showing the angled roof the height would go to 16'6" as the barn itself is 10 ft and the angle of the roof is 6'6". They would need to apply for a variance or the plans would have to be revised. Mr. Mulligan stated that the plans would be revised bringing the building down to the 15 ft maximum. Ms. Montague also requested a revised aerial showing the existing barn, block pool house and new barn. It must show 25 feet between proposed barn and one currently under construction. The fire marshal requires 360 degree access to buildings. While driveway isn't necessary the ground must be hard packed to allow fire truck access.

When asked about parking spaces, Mr. Mulligan stated that the current parking lot is sufficient and the new barn's entry doors do not encroach on any spaces.

There is no additional lighting or signage needed.

The large trailers that are now housing equipment will be removed once buildings are complete.

Vice Chair Rullo asked if there were any other questions from the Board or Professionals and there were none. He then opened the meeting for public comment; there were no questions and meeting was closed to public.

A motion was put on the floor to approve the application for a waiver of minor site plan to allow the applicant to erect a pole barn structure to be used for maintenance equipment and storage subject to the conditions required by township ordinances and their representation.

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Motion to approve was made by Ed Voyles, second by Charles Newton and roll call vote as follows:

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

### New Business:

Ken Brown asked that each member of the Board receive a copy of the Employee Handbook. Secretary Earnest stated that she did distribute a copy to each Board member and also provided a confirmation sheet which requires the Board members signature as receipt and then is to be returned to Ms. Earnest.

Reminder that the annual financial disclosure for each board member has to be filed before April 30<sup>th</sup>.

Ms. Earnest stated she would see that all Board members received the website information as the disclosure statement can only be filed electronically.

The meeting was open to the public for any comments. There were none, meeting closed to public. With no other business at hand, motion to adjourn was made at 7:15 pm by Rick Verdecchio and second by Mark Lee with all in favor.

Approved:

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Freda A. Earnest  
Planning Board Secretary