

# Meeting Minutes

## Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on April 14, 2015 at the time of 6:35 PM.

In attendance were Chairman Spyros Apossos, Anthony Rullo, Mayor Rich Gatamis, Everett Sparks, Ken Brown, Jim Sassi, Larry Basile, Mark Lee, Rick Verdecchio, and Charles Newton. Absent: Edward Voyles, Harold Payne and Thomas Gamber. Also in attendance: Attorney Joan Adams, Esq. and Engineer Colette Montagne of Sickels & Assoc.

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 of the meeting held March 24, 2015 was made by Ken Brown and second by Larry Basile. All approved with exception of S. Apossos, R. Gatamis, E. Sparks and J. Sassi who were not present at that meeting.

Memorializing Resolution Number 2015-12 to grant approval of formal site plan approval for the construction of a 1,872 square foot accessory structure on Block 170, Lot 3 commonly known as 383 Shell Road for the Sakima Country Club Inc. Motion made by Ken Brown and second by Anthony Rullo. Roll call vote was taken as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos					X	x 3-24	
R. Gatamis					X	x 3-24	
A. Rullo		X	X				
K. Brown	X		X				
D.J. Sassi					X	x 3-24	
E. Sparks					X	x 3-24	
M. Lee IV			X				
L. Basile			X				
R. Verdecchio			X				
E. Voyles						X	
C. Newton			X				
H. Payne						X	
T. Gamber						X	

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Completeness Review was held for account 2015-03 Richard Halter, Block 255, Lots 14 and 15.01 located 1128 Courses Landing Road. Application is for a minor sub-division and lot line adjustment. Also present were the owners of the adjoining lot 15.01, Joseph and Anne Vasta

After being sworn in by Attorney Joan Adams, Mr. Halter addressed the Board and explained that the reason for the sub-division is to separate the buildings and houses so that each is on a separate deed which will enable son to take ownership of house. Property is now owned by Richard Halter, his wife Debra and son Christopher.

Attorney Adams verified with Board Engineer, Colette Montague that there were no outstanding items needed to proceed with technical review. Ms. Adams also stated that there is no construction proposed so there would be no need for wetland assessment or site plan or easement restrictions. She would like to see the proposed lot areas in square feet as well as acres.

Mr. Halter provided Plan of Survey and Minor Subdivision map prepared by Donald C. Pennell of Pennell Land Surveying Inc. Mullica Hill, NJ. Ms. Adams pointed out that a condition of approval will be that new lot numbers must be obtained by Mr. Halter.

Engineer and Attorney had enough to go forward with Technical Review. Motion to approve the application for completeness was made by Charles Newton and second by Larry Basile. Roll call vote was taken as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apeossos			X				
R. Gatanis			X				
A. Rullo			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		X				
H. Payne						X	
T. Ganber						X	

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Board proceeded with the Technical Review for Application Number 2015-03.

Mr. Halter was asked to explain the need for the Lot Line adjustment. Mr. Halter explained the plan is to move the corner marker that falls on the lane that Mr. Vasta uses to access the back of his property. By making the adjustment, Mr. Vasta would have full access to the roadway to his back field.

Ms Adams stated that since there are no variances required there is no need for the 200 ft property notices. There seems to be only two old Atlantic City Electric easements that state once the electric poles are erected they can not be changed without getting new easement. Mr. Halter was asked to point out where the electric is on the property in question. There is just one electric pole and the location was shown to attorney and Board. When asked about the Septic system, Mr. Halter stated that it has been inspected and approved. Engineer asked that the septic system be put on the plans by Mr. Pennell. Also, to show any trees greater than 5 inches in diameter.

The size of the proposed lot in regards to the septic system will have to be coordinated with Salem County Health Department. Mr. Halter stated that the septic was inspected two years ago when he purchased the property and that it is located in the center of the back property. There is adequate room in the event the septic needs to be larger in the future. He is in process of getting approval from Salem County Planning Board and Attorney Adams asked that he have them send copy of the report from their meeting to Secretary. Also the need for official lot numbers from the township tax assessor and copy to Secretary of new numbers.

Chairman Apossos opened the hearing to the public for comment. No comments, so public portion was closed.

Motion to approve application number 2015-03 was made by R. Gatanis and second by A. Rullo. Roll call vote was taken

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apossos			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				

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

Chairman asked if there was any new business and there was none.  
 Under old business some general discussion was made on the meeting on All Things  
 COAH and the Mt. Laurel decision. Court system will require municipalities to pick up  
 the formula for affordable housing sometime between June 8<sup>th</sup> and July 8<sup>th</sup> and then there  
 will be a 90 day revision period.

With no other business at hand, motion to adjourn was made at 7:55 by A. Rullo and  
 second by Ken Brown and approved by all.

Approved: *5/12/15*

  
 Freda A. Earnest  
 Planning Board Secretary