

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 12, 2015 at the time of 6:31 PM.

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

The meeting was called to order by Chairman Aposos 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 April 14, 2015 was made by R. Gatanis and second by Ken Brown. All approved with exception of Ed. Voyles who abstained due to absence from that meeting

Memorializing Resolution Number 2015-13 to grant approval of a minor subdivision of Block 255, Lot 14 commonly known as 1115 Coursés Landing Rd (CR628). Motion made by Larry Basile and second by R. Gatanis. Roll call vote was taken as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Aposos			X				
R. Gatanis		X	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			--				
C. Newton			--				
H. Payne			--				
T. Gamber			--				

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Technical Review for Application Number 2015-01 Salvatore Vasta, Block 268, Lot 4 1062 and 1064 Courses Landing Rd for a minor subdivision and lot line adjustment. Application was deemed complete at the March 10, 2015 Planning Board meeting. Attorney Adams asked Secretary Earnest if property owners were notified and if the public notice was posted in newspaper. Ms. Earnest testified that all were verified. Ms. Adams instructed Chairman Apressos that he could proceed with the technical review, although Class I and Class II committee men were not able to participate. (Mayor Gatanis and Ken Brown)

Applicant was sworn in and asked to state name and address: Salvatore Vasta, 1064 Courses Landing Rd. Representing Mr. Vasta was Attorney John Falciani. Attorney Adams explained the reason for the Use Variance to the Board. When the buildings were constructed, which was long before Carneys Point's Zoning codes were adopted, they were all on one parcel of land and used for farming purposes. She stated that this is the traditional grandfathered situation we see and positive criteria in terms of special circumstances can be considered.

Mr. Vasta was asked to describe Lot 4.01 which is the lot that will be divided and requires the use variance. His primary residence that he shares with spouse is located on that lot and was built in 1952. The other residence is over 60 years old and his grandson and his family live there. They both have their own sewer system and they share a well. Both systems are well maintained.

Lot 4.02 houses the farm buildings and migrant labor home. Farm buildings consist of greenhouses, packing shed and storage barn. The home is over 200 years old. No changes are being made to this property. All three properties will be still deemed farm use.

The sub-division makes no changes to building placements.

Attorney Adams explained to applicant that, in the event of sale of the property, this application and approval does not release them from the obligation of upgrading the sewer system to a septic system and that they would never be able to sell the properties without upgrading sewer system.

Board Engineer, Colette Montague asked that the septic systems be listed on the plans. Also the legal description for all three properties and that the proposed lot numbers need to be approved by the tax assessor. She also stated that approval from Salem County Planning Board also needs to be received.

Attorney Adams also explained the legal prospective for sub division approval perfected by deed and recorded and submitted ahead of time. County approval is needed and any outstanding escrow would have to be satisfied.

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Chairman Apessos opened hearing to the public. No Comments, this portion was closed to public with all in favor.

Chairman Apessos called for motion to approve minor sub-division dividing one property into two to create two single family residences on one lot which requires use variance. Motion was made by Anthony Rullo and second by Edward Voyles. Roll call vote taken as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
S. Apessos			X				
R. Gataniis			--		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	X				
C. Newton			--			X	
H. Payne			X				
T. Gamber			--				

There was no old business and no new business

Report from Engineer: Colette Montague of Sickels & Associates announced she would be resigning from that firm. Our new Board Engineer will be Steve Cosaboon.

Chairman Apessos opened the hearing to the public for comment. Joseph Wright whose farm is located at 443 Grandview Court approached the Board about drainage and flooding of his property coming from the development at Grandview Court and Golfwood Ave. the new properties have created flooding issues where he never had problems before the new construction. He also stated that there is a 100 foot buffer behind the properties and questioned what its use was as it does not stop the drainage.

Attorney Adams explained that when the project came in the design, as required by the State of NJ Stormwater specifications, were reviewed by the Engineer and approved. After that, the planning board loses jurisdiction and it is the Township Engineer's responsibility to periodically inspect the property to make sure it meets state

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requirements. If not installed correctly or functionally maintained correctly, the township has the power to compel the owners to make modifications. She also stated that the law states the downward stream property has to accept the flow of water.

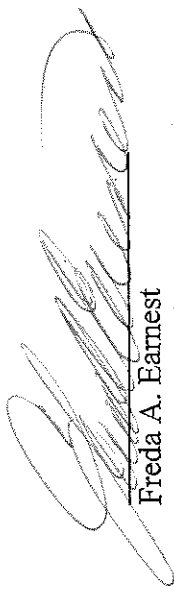
Mayor Gatanis said that the Township Engineer reviewed and found it conforms to original storm water design approval. Ms. Adams also explained that all grading plans need to be reviewed before permits are issued. Unfortunately, being a down stream property, Mr. Wright must deal with run off. If land becomes unusable, he can contact an attorney and file a civil suit on the property owners.

Mr. Wright stated that he wants to be present when the Township Engineer and Mayor go out to inspect the property. Mayor Gatanis assured him that he will be notified.

Public portion of the meeting was closed

Motion to adjourn was made at 7:06 by Ken Brown and second by Rick Verdecchio and approved by all.

Approved: 6-9-2015



Freda A. Earnest
Planning Board Secretary