

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on March 8, 2016 at the time of 6:30 PM.

The meeting was called to order by Chairman Rick Verdecchio who read the Open Public Meeting Act and led the Pledge of Allegiance to the Flag.

In attendance were: Chairman Verdecchio, Dave Wright, Arnie DiTeodoro, Ken Dennis, Stephen Lopes, Jim Sassi, Mark Lee, Larry Basile, John Bibeau, Charles Newton, and Tim Vendetti.

Absent: Ed Voyles and Tom Gamber.

Also in Attendance: Board Solicitor, Kevin Van Hise, Bob Callaway, Engineer stepping in for Hugh Dougherty and Planner Joseph Luste, Ph D. and Secretary Freda Earnest

Motion was made by John Bibeau to approve the minutes from the meeting of February 23rd. Second was made by Dave Wright and all approved with exception of Ken Dennis who abstained (was not present at that meeting).

Memorializing Resolution 2016-08 Habitat for Humanity of Salem County. Application Number 2015-04.

Resolution granting minor site plan approval with bulk variances for the construction of a gravel parking lot at the rear of the building located at 274 Shell Road which is Block 146, Lot 3. Motion made to approve by Ken Dennis, Second by Mark Lee and roll call vote taken as follows:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
D. Wright			X				
A.DiTeodoro			X				
K. Dennis	X		X				
S. Lopes			--				
D.J. Sassi			X				
M. Lee		X	X				
L. Basile			X				
R.Verdecchio			X				
J. Bibeau			--		X		
E. Voyles			--			X	
C. Newton			--				
T. Gamber			--				
T. Vendetti			--				

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A completeness hearing was held for applicant 2016-01 – Minor Site Plan for Chambers CoGeneration, Block 185, Lot 1 C-A located 500 Shell Rd, Carneys Point.

Attorney for the applicant, Joseph DiNicola Jr

Mr. DiNicola stated that the existing building is only used as a storage shed. New Building will be 576 Sq. Foot and be used solely for contactor training and a lock & tag house. Property is already paved and the two parking spots will be removed.

They are asking for ten waivers to be approved for completeness.

Attorney Van Hise swore in applicant’s engineer, Dale Boston of Boston and Seaberger. Mr. Boston stated that the survey was performed May 2014 and updated in October 2015. The new building will be used to train contractors on plant procedures and safety films. The addition will not add any new employees or require any parking.

Mr. Bibeau asked if the building was a trailer. Mr. Boston replied that it was not a trailer but a modular on a block foundation which would make it taxable.

Mr. Boston stated that the contractors park outside the fence or they park at the site they are doing work. Mr. Bibeau asked if the two parking spots that are being lost were on the original approval and were they required by original ordinance.

Mr. Lopes asked about item #5 soil borings. He stated that there is a tremendous amount of flooding in that area. Mr. DiNicola stated that is is already an impervious surface and not increasing that will not be made worse by this project. Mr. Lopes stated that there is runoff in the lower area and when basins are full there is flooding on both sides of highway.

Mr. Bibeau stated that this is a good time to have someone look at this problem. He also stated that he wants to go to the site. Mr. Boston stated that they are currently in an outage with boiler repairs and perhaps in a week they would be able to inspect the site.

Mr. DiNicola stated that the Board can not make this a condition of completeness. Board attorney Kevin Van Hise stated that the application can be deemed complete and then a site inspection can be scheduled before the technical hearing.

Mark Lee motioned that the application be deemed complete, Dave Wright seconded and roll call was taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
D. Wright		X	X				
A.DiTeodoro			X				
K. Dennis			X				
S. Lopes			X				
D.J. Sassi			X				
M. Lee	X		X				
L. Basile			X				

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R. Verdecchio			X				
J. Bibeau			X				
E. Voyles			--			X	
C. Newton			--				
T. Gamber			--			X	
T. Vendetti			--				

No new business and no old business

Chairman Verdecchio opened the meeting to the public. No comments so meeting was closed to public

The remainder of the meeting was open for discussion among the Board Members as to making the process easier and more cost effective for Township residents and businesses to complete projects.

Kim Mingués the townships zoning and construction officer attended the meeting at the request of the Board to find out which ordinances she feels are giving the township residents the most problems.

After much discussion, Mr. Bibeau suggested forming a sub-committee to work with construction officer Kim Mingués, Pennoni (board engineer & planner) and attorney Mr. Van Hise.

Mr. Van Hise explained that the Board can act as an advisory committee and make referrals to the Township Committee to review and change and Ordinances that are outdated.

On the sub-committee will be John Bibeau, Dave Wright, Rick Verdecchio, Steve Lopes and Larry Basile.

The Board thanked Kim for her attendance and input.

Motion to adjourn the meeting was made by Dave Wright, second by Larry Basile and approved by all. Time: 7:55

Approved: 3-22-16

 Freda A. Earnest
 Planning Board Secretary