

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on July 12, at the time of 6:36 pm.

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

In attendance were: Vice Chairman Lopes, Dave Wright, Arnie DiTeodoro, Larry Basile, Tim Vendetti and Barbara Schafiro.

Absent: R. Verdecchio, Ken Dennis, Jim Sassi, Mark Lee, John Bibeau, Charles Newton and Ed Voyles

Also in Attendance: Board Planner, Joseph Luste from Pennoni Engineering and Secretary Freda Earnest

Minutes from the meeting of May 10th were tabled until next meeting as there were not enough in attendance that were at that meeting

Minutes from the meeting of May 31st: Motion to approve by Larry Basile and second from Dave Wright. All approved. (Verdecchio and Voyles were absent from 5-31 mtg)

A review of the costs associated with the Master Plan Amendments and Ordinance changes was brought up for discussion. The Estimate that was received from Pennoni Associates was for \$4,000 for the Re-Zoning Request (see April 28th Professional Proposal submitted by Pennoni – attached to these minutes)

Pennoni also submitted a Professional Proposal for other zoning ordinance reviews, definitions, clarifications and procedures dated Feb. 28th work not to exceed \$5000

Note that there will also be invoicing from Attorney Kevin Van Hise

Actual invoices received (#690023 and #695327) for the rezoning of RR2 to LI totaled \$3,398.34. Invoices for the Master Plan rezoning and Ordinance changes (#690025 and Inv #695329) totaled \$9,083.09
\$4000 was put up by GMM, LLC who requested the zoning change back to LI from RR2. There is approximately \$5000 due the attorney (invoice not received as of this date)
Our Master Plan budget for 2016 is \$5000.
We are now \$9000 plus over job estimate and budget

Mr. Basile questioned Planner, Joseph Luste as to why the Board was not notified when we first started to go over budget. Mr. Basile asked how many years Mr. Luste has been in this profession and he replied over 40. Mr. Basile then stated that the Board should have been notified as soon as the hours involved in this process exceeded those quoted on the estimate.

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Mr. Luste stated that he felt the estimate was correct at the time not knowing what would actually be involved. He said he had a conversation with the attorney, Mr. David Puma, for the GMM corporation and that Mr. Puma was aware that the \$4000 was an estimate. Mr. Puma asked them to do the best they could to keep the cost down.

Mr. Basile stated again that Pennoni must have realized they were going over budget and they should have alerted the Board that the project would be way over the estimated quote.

Mr. Luste explained that they were trying to accommodate the urgency to do the rezoning so the applicant could proceed with possible sale of property.

Mr. Basile said that while it was true the Board wanted them to proceed as quickly as possible, how long would it take to send an email or make a phone call about exceeding costs.

In summary there was a gross lack of communication on the part of Pennoni and, in the very least, they should have contacted the Carneys Point Chief Financial Officer, Marie Stout, knowing that there were budget limitations. Mr. Basile stated that the work done was very professional and they were not attacking Mr. Luste work ethics and had no complaints about the work done.

The lack of communication is what he found to be totally unacceptable.

Vice Chair, Steve Lopes also stated that he had no negative comments concerning the report and was very impressed by the great amount of work and research that went into the project. However, he stated the he felt Mr. Basile was correct in his complaints.

When a project cost comes in at over double the estimate, the Board needs to explain the reasons and where to expense the cost into the budget when we are working on a very tight budget for 2016.

In an email from attorney Kevin Van Hise, he stated that the Board should ask GMM, LLC to pay the increase as the property is now worth much more to them and it is cost effective for them.

Mr. Basile stated that how do you give an estimate to a perspective client and then go \$10,000 over that estimate and then ask them to pay it. Mr. Lopes stated that the Board does not look very professional and even though a comment was made that the company interested in the property will make a lot of money, we went way too far over budget to be reasonable.

It was decided by the Board to refer this to the Township Committee to see what they feel is the correct way to address the amounts due and then have Kevin Van Hise contact Attorney David Puma with any additional payment requests.

Vice Chair Lopes and Mr. Basile stated that, in the future, the Board needs to be updated on costs of projects as they proceed. The Board also wants to be kept updated on where township stands on budget for each project that concerns the Master Plan or Ordinances.

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There are still a couple of ordinances that need to be reviewed and changed. A committee was formed at the May meeting that consisted of John Bibeau, Dave Wright, Rick Verdecchio and Larry Basile. However, Mr. Luste has met with Zoning officer, Kim Minquez and they have addressed the ordinances that she feels need updating. At this time, Mr. Basile mentioned that it was not necessary to have a separate committee and that Mr. Luste and Kim Minquez can make their recommendations to the entire Board for review. It was agreed by all that there would not be a Ordinance committee at this time.

Under new business, Mr. Luste passed out article concerning COAH (the Affordable Housing Act) The NJ Appellate Court threw out a lower court ruling requiring towns to meet a backlog of affordable housing needs accumulated between 1999 and 2015. The decision was cheered by municipalities throughout the state who are in the process of determining just how many low and moderate income housing units they must accommodate.

Mr. Luste stated that municipalities are not off the hook and more reports are to come . Dynamics have changed, people have moved etc. so previous reports are outdated. We will still be getting more information on this subject.

There was no other business and no one from public attended. Vice Chair asked for motion to adjourn which was made by Dave Wright and second by Mr. DiTeodoro.
Approved by all

Time: 7:34

Approved: 8-9-16

Freda A. Earnest, Secretary

Approving minutes:

D. Wright

S. Lopes

L. Basile

T. Vendetti

B. Schafiro

Abstaining: Dennis, Sassi, Lee, Verdecchio and Newton