

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 10, 2016 at the time of 6:32 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, Steve Lopes, Jim Sassi, Larry Basile, Mark Lee and Ed Voyles,

Absent: John Bibeau, Charles Newton, Tim Vendetti and Barbara Schafiro.

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

Motion to approve the minutes from the meeting of April 12th was made by Dave Wright and second by Arnie DiTeodoro. All approved.

Motion to approve the minutes from the meeting of April 26th was made by Steve Lopes, second by Larry Basile and approved by all.

Resolution 2016-09 for applicant 2016-01 Chambers CoGeneration L.P.,
Block 185, Lot 1 C-A located 500 Shell Rd, Carneys Point.

The Resolution granting minor site plan approval to construct a modular safety and tag-in / tag-out building within the existing parking area compound on property located at 500 Shell Road was motioned for approval by Ken Dennis with a second from Larry Basile. Roll call of those members present at the technical hearing on April 24th was conducted. Voting yes: Rick Verdecchio, Dave Wright, Ken Dennis, Steve Lopes, Jim Sassi and Larry Basile. There were no negative votes. John Bibeau was absent.

Master Plan Amendment and Re-Zoning issues: Attorney Kevin Van Hise presented the proposed plan to amend the Master Plan. Planner Joseph Luste and Engineer Hugh Dougherty along with Attorney Van Hise performed an analysis of zones LI, LI-R and RR2. The site in question on Virginia Avenue could be re-zoned from the RR2 it is now back to LI-R. However, there are other LI-R zones that don't fit the criteria to change the redevelopment plan. The best path to take, according to Planner, Dr. Luste is to go back to the Master Plan, draft an amendment to rezone the area in question back to what it was (LI-R) previous to the 2014 Master Plan Re-examination so that the redevelopment plan stays the same.

The applicant has approached the Township Committee who sent them to the Planning Board with their support of the changes. It is the Planners opinion that the change makes a lot of sense as the planned use and redevelopment plans all support it. That logistically and logically the plan is right for the area. He then asked if anyone on Board had any questions.

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Attorney Kevin Van Hise provided a little more content. He said there are two paths the Board can take. 1. Refer the ordinance back to the governing body. If they pass it then later we do a re-examination of the Master Plan for an amendment; or it makes more sense to (2) do the Master Plan Amendment first and if you are in agreement to proceed, they would coordinate with the secretary to get appropriate notices published and out to surrounding townships, then have the public hearing to amend the Master Plan. If you agree with the conclusion the public would then have a chance to voice their opinion. If ok, the amendment would be adopted and a draft of the Ordinance would be sent to the Township Committee for their vote if it is consistent with the Master Plan. If approved the rezoning could be done as soon as possible.

After more discussion and questions from the Board were answered, the Professionals were instructed to proceed with the second option to write the Amendment and draft the Ordinance, get the necessary notices out to the paper and townships before the ten day deadline and present the Resolutions and drafted ordinance at the May 31st Planning Board meeting. Since there are currently no clear standards for the LI zone, the Planner and Attorney will research, check with other townships and write new standards. The LI-R zones will be changed to LI. It will take two Township Committee meetings to get the amendment passed. The first meeting will be to introduce the amendment and the second will be to adopt it. The first meeting available for the introduction of the amendment will be June 15th and the next meeting for the adoption of the amendment would not be until July 20th.

Chairman Verdecchio opened the meeting to the public. Ken Brown, a member of the Township Committee, reminded the Board that there is a limited budget for Master Plan reviews. Since the Master Plan had its required review in 2014 at a cost of \$15,000, there is a limit of \$5000 for this year's budget for any amendments or ordinance changes. He also stated at the time the 2014 review was concluded, it was stated that there were other ordinances that required review and changes but the Board needs to be mindful of the budget.

Public portion of meeting was closed.

There was no other business.

Motion to adjourn by Jim Sassi, second by Ken Dennis, all approved.

Time: 7:15

Approved: 8-9-16

By: D. Wright - J. Sassi

R. Verdecchio - M. Lee

K. Dennis - L. Basile

S. Lopes

None opposed abstaining: Bibeau, Newton, Vendetti and Schafiro

Freda A. Earnest, Secretary