

Meeting Minutes

Carneys Point Township Planning Board

The Meeting of the Township Planning Board was held on May 31, 2016 at the time of 6:30 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, Ken Dennis, Jim Sassi, Larry Basile, Mark Lee, John Bibeau, Charles Newton, Tim Vendetti and Barbara Schafiro.

Absent: R. Verdecchio and Ed Voyles

Also in Attendance: Board Solicitor, Kevin Van Hise and his assistant, Cory Kesner, Esq. Board Planner, Joseph Luste from Pennoni Engineering and Secretary Freda Earnest

Minutes from the meeting of May 10th were tabled until next meeting.

Vice Chairman Lopes then turned the meeting over to Attorney Kevin Van Hise to address the Master Plan Amendment and Ordinance changes.

Attorney Van Hise explained to the Board that as per request from property owners to relook at the zoning for the northern section of town and review the current codes and ordinance, he and the planner found that what made the most sense for all the reasons that were looked at, is to prepare a Master Plan Amendment, look at the original proposals and reconcile with current ordinances. Then refer ordinance changes to the governing body as per hearing which the municipal land use law requires. To go through the substance of the review, he turned the meeting over to Planner, Dr. Joseph Luste.

Dr. Luste presented the planning reasons for the Master Plan amendments, noting that there were seven such amendments which would also be useful for further zoning ordinance amendments because they reflected on the changing dynamics since the Master plan was prepared, and which also are providing for a rezoning of lands in the northern portion of the Township from residential (RR2) back to light industrial (LI). He found that the rezoning is consistent with the Master Plan and the amendments are mostly key wording to re-establish the LI zone and define and clarify what uses are permitted. He also indicated that this re-zoning was not considered as "spot zoning" for the following reasons: the subject lands were originally zoned light industrial, the surround land uses are basically industrial and commercial, and the RR-2 zoning district was created for higher-end housing, which could be seen as contrary to the Township's Affordable Housing (COAH) housing requirements. Finally, he noted his previous planning report, which was submitted to the Board, noted that the rezoning was consistent with the 2009 Redevelopment Plan, and the Master plan Re-examination report of 2014. Lastly the significant element here is that the rezoning could allow an economic stimulus to the Township budget and produce employment opportunities for residents, in the Township's best interests, and consistent with the goals and objectives of prior stated plans.

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After questions from and answers to the Board by the Professionals, two Resolutions were introduced.

Resolution 2016-10: Memorializing the Adoption of a Reexamination Report and Amendment to the Master Plan of the Township of Carneys Point

And

Resolution 2016-11: Resolution of the Township of Carneys Point Planning Board Recommending Amendments to Chapter 212-15 “LI-R Light Industrial-Redevelopment District Uses” of the Township Code.

Attorney Van Hise explained to the Board that Resolution 2016-10 adopts the Planners report as the Master Plan Reexamination with the amendment changes.

John Bibeau motioned for the approval of Resolution 2016-10 with a second from Mark Lee. Roll call vote was taken:

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

Attorney Van Hise said that in summary of Resolution 2016-11 finds that the ordinance proposed to the governing body is consistent with the Master Plan amendment just adopted.

Motion to approve Resolution 2016-11 was made by Larry Basile and second by Ken Dennis. Roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
D. Wright			X				
A.DiTeodoro			X				
K. Dennis		X	X				

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S. Lopes			X				
D.J. Sassi			X				
M. Lee			X				
L. Basile	X		X				
R.Verdecchio			--			X	
J. Bibeau			X				
E.Voyles-Alt							
C.Newton-A.							
T.Vendetti-A							
B. Scafiro-A.							

The meeting was then open to the Public
David Puma, Attorney and Larry DiVietro of Land Engineering representing the resident (Melita Estate) who initially applied to the Planning Board to have the properties rezoned thanked the Planning Board for their work to change the zones back to the original LI. They stated how changing the zone will create more opportunities for the Township. Public portion was then closed.

Attorney Van Hise explained the next course of action is to submit the proposed Ordinance to the Township Clerk for presentation to the Township Committee for approval.

With no other new or old business, motion to adjourn was made by John Bibeau and second by Ken Dennis. All Approved

Time: 7:45

Approved:

Freda A. Earnest
Secretary