

# Meeting Minutes

## Carneys Point Township Planning Board

The Regular Meeting of the Township Planning Board was called to order at 6:32 pm on Tuesday, September 12, 2023 by Chairman Howard Cagle.

Chairman Cagle read the Open Public Meeting Act and the Video Teleconference and Noticing guidelines and ask for the Flag Salute.

Roll call for attendance: Chairman Cagle, Mayor Pelura, John Bibeau, Ken Dennis, Jim Sassi, Kim Murray, Dave Wright, John Giacoboni, Doug Spark and Akilah Lindler  
Absent: Mark Lee, Wayne Gerhard and Robert D'Angelo.

Also in attendance were Adam Telsey, Esq. Michelle Taylor, PP, AICP, Stephen Cosaboon, PE and Freda Earnest, Secretary.

Motion was made by Jim Sassi to approve the minutes from August 8, 2023 and second by Howard Cagle and approved by all who were in attendance at that meeting.

First order of business was Resolution #2023-18 for Vesper Opportunity Fund, L.P. granting variance relief and major site plan approval for Block 247, Lots 4 & 4.01, 15 South Pennsville Auburn Road, Carneys Point.

Motion made to approve Resolution by Howard Cagle and second by John Giacoboni, roll call vote taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			--			X 8-8	
J. Bibeau			X				
K. Dennis			--			X 8-8	
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle	X		X				
D. Wright			--		x		
J. Giacoboni		X	X				
W. Gerhard			--			X	
D. Sparks			X				
R. D'Angelo			--			X	
A. Lindler			X				

7 affirmative 0 denied

Next was Resolution #2023-19 for Twisted Hat Cannabis, LLC granting conditional use, bulk variance and minor site plan approval for Block 193, Lot 1, 515 Shell Rd, Carneys Point. Motion made by Howard Cagle and second by John Giacoboni, roll call taken:

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Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			--			X 8-8	
J. Bibeau			X				
K. Dennis			--			X 8-8	
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle	X		X				
D. Wright			--		X		
J. Giacoboni		X	X				
W. Gerhard			--			X	
D. Sparks			X				
R. D'Angelo			--			X	
A. Lindler			X				

7 affirmative 0 denied

Next was Application 2023-05 for Conquip Holdings, LLC for completeness. Steve Cosaboon, PE was Board Engineer when original application was submitted so continued as Board Engineer for this application per Resolution 2023-RO-25. He found two items still need and agreed upon by applicant ( drainage and elevation for water tank needed) Mr. Cosaboon recommended application be deemed complete. Motion made to do so by John Bibeau and second by Ken Dennis, roll call taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			X				
J. Bibeau	X		X				
K. Dennis		X	X				
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle			X				
D. Wright			X				
J. Giacoboni			X				
W. Gerhard			--			X	
D. Sparks			X				
R. D'Angelo							
A. Lindler							

9 affirmative 0 denied

Technical Hearing for Conquip Holdings LLC Application 2023-05 for amended preliminary and final major site plan for 517 Pennsville Auburn Road, Carneys Point, Block 218, Lot 12. Attorney for the applicant, Kristopher J Berr, Esq introduced witnesses for the Applicant, Brian Atkins, applicants professional engineer and Ryan

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Delargey, Applicants corporate representative and co-owner, who were sworn in Board Attorney, Adam Telsey, Esq.

First to speak was Mr. Delargey who explained that, at the original hearing, they stated that the site had sufficient water but now found it is not adequate so they need to install a pump house which will now shrink the footprint of the property. They changed the design of the stone storage area and dry isles but that it is still adequate storage on site. Minor changes to the width of the property and the height of the building were also made. Mr. Atkins spoke next. He has presented applications before this Board in the past and is a accepted professional engineer. He went over Exhibits 1 and aerial of the property which once was a motel that was demolished in 2028-19 and showing the lot size and driveways which were recently approved by Salem County to be usable driveways Exhibit 2, approved site plans from last year which shortly after approval, American Water could not provide water service so they plan on installing a domestic well pump, a 160 gallon storage tank (29 ft tall) and pumphouse. Exhibit 3, building elevation.

Board Planner, Michelle Taylor, AICP, PP asked about landscaping and Mayor Pelura asked about the storage area. He asked if it would be stone and would there be a problem with fluid leaking as equipment is cleaned, etc.

John Bibeau also asked about proper storage of any used oils & fluids as Township is trying very hard to keep and contamination issues from happening.

Mr. Delargey described their disposal area and pans used to collect any spillage. Exhibit A4 was presented by Mr. Delargey showing the 80x40 (3200 sq ft) pad they will use.

In summary, the Board was agreeable to the pan collection process. Mr. Cosaboon and Ms Taylor had no other questions. Motion was made by John Bibeau, second by Ken Dennis to open to the meeting to the public. There were no witnesses, motion to close meeting to public made by Jim Sassi and second by John Giacoboni.

Motion to approve application 2023-05 for Conquip Holdings, LLC was made by John Bibeau and second by John Giacoboni, roll call taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			X				
J. Bibeau	X		X				
K. Dennis			X				
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle			X				
D. Wright			X				
J. Giacoboni		X	X				
W. Gerhard			--			X	
D. Sparks			X				

9 affirmative 0 denied

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Next was Applicant 2023-07 of CP Land North, LLC / Kelly Logistics Park North, located N.J.S.H. Route 40, Wiley Road & Quillytown road, Block 239 Lots 4, 15, 16, 17, 7.02 & 19 for an amended Final Major subdivision approval and bulk variance approval. First was the completeness hearing, see attached reports from Board Engineer, Steve Cosaboon, PE and Board Planner, Michelle Taylor AICP, PP and the responding letters from the applicant's attorney, Clint Allen, Esq. addressing each item listed. Motion to approve application for completeness was made by John Bibeau and second by Ken Dennis, roll call taken:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura			X				
J. Bibeau	X		X				
K. Dennis		X	X				
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle			X				
D. Wright			X				
J. Giacoboni			X				
W. Gerhard			--			X	
D. Sparks			X				

9 affirmative 0 denied

Next was the Technical Hearing for CP Land North, LLC / Kelly Logistics Park North Applicant's attorney, Clint B Allen Esq. stated they are seeking an amended major subdivision approval in connection with a redevelopment project which subdivision and site plan were previously approved by Resolution 2022-38. They are also seeking bulk variances listed in the application (attached)

Mr. Allen explained that there were changes made and they now need a temporary subdivision in order to allow the applicant to purchase the portion of the property need to be acquired now.

Mr. Allen presented a witness list and an exhibit listing (see attached) and also response letters for the review letters of Mr. Cosaboon, PE and Ms. Taylor, AICP, PP (also attached to these minutes)

Witnesses were sworn in by Attorney Adam Telsey, Esq and Kevin Webb, PE of Langan engineering and Environmental services testified as to the changes in the project and the bulk variances requested.

The bulk variances will allow for continuation of farm land use until the properties are consolidated. There will be a licensed agreement to operate the farm stand over the two lots with Mr. Cassaday until the properties are consolidated.

See all reports attached to these minutes.

Motion to open to the public was made. There were no witnesses to testify so meeting was closed to the public.

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Motion to approve application 2023-07 for amended Final Site Plan was made by Wayne Pelura and second by Ken Dennis and roll call vote:

Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura	X		X				
J. Bibeau			X				
K. Dennis		X	X				
J. Sassi			X				
M. Lee			--			X	
K. Murray			X				
H. Cagle			X				
D. Wright			X				
J. Giacoboni			X				
W. Gerhard			--			X	
D. Sparks			X				

9 affirmative 0 denied

There was no old business and no new business

Report from the Mayor or Township Representative: Mayor Pelura thanked everyone for taking the time for these longer than usual meetings. He stated that he sincerely appreciates all that they do.

Meeting open to the public: Dave Wright stated that we need a better way of displaying exhibits of applications both for the public and the Board.

Motion to close to the public was made by Wright and second by Ken Dennis.

Motion for adjournment was made by Jim Sassi and second by John Giacoboni

Meeting adjourned at 9:06 pm

Freda Earnest, Secretary

Date Approved:

9-26-2023