

Meeting Minutes

Carneys Point Township Planning Board

The Regular Meeting of the Township Planning Board was called to order at 6:33 pm on Tuesday, September 26, 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, Ken Dennis, Jim Sassi, Kim Murray, Dave Wright, John Giacoboni, Doug Sparks and Akilah Lindler
Absent: John Bibeau, Mark Lee, Wayne Gerhard and Robert D'Angelo.

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

Motion was made by Jim Sassi to approve the minutes from September 12, 2023 and second by Ken Dennis and approved by all who were in attendance at that meeting.

First order of business was Resolution #2023-20 for CP Land North, LLC regarding application #2023-07 granting amended preliminary and final subdivision approval and bulk variance approval for property designated as Block 239, Lots 14, 15, 16, 17, 17.01, 17.02 and 19 motion made to approve Resolution by Dave Wright and second by Ken Dennis, roll call vote taken:

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

9 affirmative 0 denied

Next was Resolution #2023-21 for Conquip Holdings, LLC granting amended preliminary and final site plan approval for application # 2023-05 for property known as 517 South Pennsville Auburn Road and designated as Block 218, Lot 12.

Motion to approve made by Ken Dennis and second by John Giacoboni, roll call:

Meeting Minutes

Carneys Point Township Planning Board

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|--------------|-------|----------|----|---|---------|--------|----------|
| W. Pelura | | | 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 | X | | | | |
| W. Gerhard | | | -- | | | X | |
| D. Sparks | | | X | | | | |
| R. D'Angelo | | | -- | | | X | |
| A. Lindler | | | X | | | | |

9 affirmative 0 denied

Next order of business was completeness hearing for Application 2023-08 for Atlantic City Electric for a site plan waiver for property located on Shell Road, Block 159, Lot 8. Board Engineer, Kevin Snowden, PE recommended application be deemed complete. Motion made by Ken Dennis and second by John Giacoboni, roll call taken:

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|--------------|-------|----------|----|---|---------|--------|----------|
| W. Pelura | | | 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 | X | | | | |
| W. Gerhard | | | -- | | | X | |
| D. Sparks | | | X | | | | |
| R. D'Angelo | | | -- | | | X | |
| A. Lindler | | | X | | | | |

9 affirmative 0 denied

Technical Hearing for Atlantic City Electric Application 2023-08 for a site plan waiver for Shell Road, Block 159, Lot 8. Attorney for the applicant, Catherine M. Ward, Esq. introduced Steven Krup, Real Estate Manager for Atlantic City Electric who was sworn in by Board Attorney, Adam Telsey, Esq.

Meeting Minutes

Carneys Point Township Planning Board

The owner of the property is Pierson Construction Company and AC Electric wants to use part of the property for laydown area for telephone poles and associated products. The site waiver is appropriate use as it will not disturb the land and is temporary with project lasting by estimate through end of 2024, as described by AC Electric’s real estate manager, Mr. Krup.

Mr. Snowden stated there were no technical items to be addressed and Michelle Taylor, AICP, PP said it was not necessary for her to review application.

Board member, Wayne Pelura asked about telephone poles as to if they were the normal wood type or the new very tall metal ones being installed through out the township and county. Mr. Krup answered that they were the standard wood type poles.

Motion was made to open this portion of meeting to public by Ken Dennis and second by Dave Wright. One witness was sworn in and asked about the maintenance of the site as far as keeping it neat and free of any unwanted clutter as he has seen other AC Electric sites that were run down and poles being left there for over a year after project.

The attorney for the applicant stated that the site will be maintained.

Meeting was closed to the public by motion from Dave Wright and second by John Giacoboni.

Motion to approve application 2023-08 for site waiver was made by Dave Wright and second by Ken Dennis, roll call vote taken:

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|--------------|-------|----------|----|---|---------|--------|----------|
| W. Pelura | | | 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 | X | | | | |
| W. Gerhard | | | -- | | | X | |
| D. Sparks | | | X | | | | |
| R. D’Angelo | | | -- | | | X | |
| A. Lindler | | | X | | | | |

9 affirmative 0 denied

Next was the completeness hearing for Affordable Salem, Inc./ Delaware View Apartments, LP for property located at 47 Seventh Ave, Carneys Point, Block 1, Lots 16 & 17. This application was started in 2022 and the property is in the Redevelopment area with preliminary and bulk variance relief approved in December 2022. Therefore, this was one of the applicants whose Engineering review would remain with Stephen Cosaboon, PE as per Resolution 2023-RO-25.

Meeting Minutes

Carneys Point Township Planning Board

Mr. Cosaboon, PE went over just a couple of items for completeness (see attached report) and mentioned an architectural elevation was submitted with the preliminary application in December but not with the final. However, testimony during the technical review will be ok so he recommended application be deemed complete. Motion made to do so by Ken Dennis and second by John Giacoboni. Roll call:

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|--------------|-------|----------|----|---|---------|--------|----------|
| W. Pelura | | | 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 | X | | | | |
| W. Gerhard | | | -- | | | X | |
| D. Sparks | | | X | | | | |
| R. D'Angelo | | | -- | | | X | |
| A. Lindler | | | X | | | | |

9 affirmative 0 denied

Next was the technical hearing for Affordable Salem Inc/ Delaware View Apartments application 2023-09 for Block 1, Lots 16 & 17 located at 47 Seventh Ave, Carneys Point, NJ. Attorney for the applicant, Michael Lario, Esq. stated the site plan is for an 88-unit residential building with onsite improvements, recreational area, parking and lighting. It is in the approved Redevelopment area and received preliminary site plan and bulk variance relief in December 2022 per Resolution # 2023-10 approved January 10, 2023. (Copy attached to these minutes for reference)

Attorney Lario introduced 3 witnesses for the applicant: on-line video attendee, Robert Seeberger, PE applicant's engineer, Ron Rukenstein, Representative for the Applicant, and Dale Boston, PE. Witnesses were sworn in by Board Attorney, Adam Telsey, Esq. The Attorney explained that with the December approval, most of the preliminary and bulk variance questions were answered and the open questions now being addressed in this final major site plan, there was no need to re-notice 200 ft residents.

Mr. Rukenstein testified for as project manager, this application qualified under the redevelopment plan for affordable housing requirements. It will be 88 units with 20% being 1-bedroom apartments, 20% in 3-bedroom apartments and the rest as 2-bedroom units.

There will be a recreational area to be used in daylight hours only. Exterior bike racks but no internal storage for bikes. No change from the preliminary hearing concerning the trash containment or mail boxes. Packages will be delivered to the Management office and recycle cans on each floor with maintenance personnel in charge of their removal.

Meeting Minutes

Carneys Point Township Planning Board

There will be a good camera system for security and they will work closely with local police. They have lots of components to keep property up to code and deal with non-payments or behavioral issues.

Board member asked if landscaping will be maintained and the answer was yes, they hire landscape professionals to keep property maintained.

Dale Boston, PE spoke as to the entrance and exits of the property. Parking and stormwater basins will be relocated from original plans, fire truck path has been widened and they created more parking and landscaping has been added as buffer on right side. Everything else staying the same as the preliminary plans.

Mr. Seeberger, PE via phone/video attendance testified to the drive area for the fire trucks around the building and any questions from preliminary findings have been addressed. They are expecting the permit from American Water.

Steve Cosaboon, PE was satisfied with the comments from his report (see attached) and asked about the expectations of the playground and if there would be a pickle ball area. Applicant said there will be playground during reasonable hours and depending on weather. They will work with our professionals with recreational issues during construction.

Michelle Taylor, AICP, PP Board Planner, discussed maintenance and landscaping issues (see her report attached) Plans for the recreational area, bike racks, benches and other landscaping issues along with security cameras and lighting for safety will be worked out with applicant and board professionals during construction phase

Motion to open meeting to the public for this application was made by Ken Dennis and second by John Giacoboni.

Witness, Leon Daniels of 6 Waters Way, a retired police officer, asked about security, will there be assigned parking for tenants and will there be security cameras around the entire perimeter and the parking lot.

No other witnesses came forward, public portion was motioned closed by Ken Dennis and second by John Giacoboni

After summation from Applicant's Attorney, there were no further comments. Motion to approve Final Site Plan for Delaware View Apartments, LP was made by Kim Murray and second by Howard Cagle, roll call taken:

Meeting Minutes

Carneys Point Township Planning Board

| Member | Moved | Seconded | Y | N | Abstain | Absent | Conflict |
|--------------|-------|----------|----|---|---------|--------|----------|
| W. Pelura | | | 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 | X | | | | |
| W. Gerhard | | | -- | | | X | |
| D. Sparks | | | X | | | | |
| R. D'Angelo | | | -- | | | X | |
| A. Lindler | | | X | | | | |

9 affirmative 0 denied

There was no old business and no new business Meeting open to the public by motion from Wayne Pelura and second by Dave Wright. Wit no one coming forth, public portion was closed.

Board Questions: Attorney Adam Telsey has a conflict with the next application to come before the Board by Harvinder's Gas and asked is the Board would accept Attorney Richard Coe, Esq. who stood in for him while he was on vacation in August. The Board responded that Mr. Coe will be acceptable.

Chairman Cagle asked Attorney Telsey what is the criteria for denying an application. He mentioned that another township he knows about is being sued for not approving one and while this Board has not rejected any, he wants to be sure we know the legal reasons in the event we have to deny an applicant.

Mr. Telsey explained it could be several reasons and he went on to explain that it has to be due to safety issues or just doesn't make sense. It cannot be because you just don't want to approve it or based on presentation.

Report from the Mayor or Township Representative: Mayor Pelura again thanked everyone for asking questions like this and being attentive and present. He stated that he sincerely appreciates all that they do.

Motion for adjournment was made by Jim Sassi and second by Dave Wright. Meeting adjourned at 8:19 pm

Freda Earnest, Secretary

Date Approved: 10-10-2023