

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, August 26, 2008

Chairman Palmer called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn.

Roll Call:

Mr. Busa	Present
Mr. Custodio	Present
Mr. DelDuke	Present
Mr. Lawrence	Present
Mr. Mercado	Absent
Mrs. Musser	Present
Mr. Vizoco	Present
Mayor Rau-Hatton	Absent
Chairman Palmer	Present

Chairman Palmer seated Mr. Lawrence for vacant member.

The Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth Lechner, PP, AICP, Board Planner were both sworn and qualified as experts.

Minutes for Memorialization

Minutes from July 08, 2008

Mr. Custodio made a motion to approve the minutes from July 08, 2008, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Minutes from July 22, 2008

Mr. Custodio made a motion to approve the minutes from July 22, 2008, seconded by Mr. Lawrence.

Roll Call:

Mr. Busa	Abstain
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Abstain
Mr. Vizoco	Yes
Chairman Palmer	Yes

Minutes from August 12, 2008

Mr. Lawrence made a motion to approve the minutes from August 12, 2008, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Abstain
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Resolutions for Memorialization

There were no minutes for memorialization.

Applications for Review

#081052RDCM
Cricket Communications, Inc.
Zoned NVBP

Minor Site Plan
Block 18301, Lots 19.01
1191 Williamstown Road

Appearing before the Board is Michael Levine, Esq. attorney for the Applicant and Gregory Nowak, PE.

Mr. Levine provided a brief introduction of the proposed project, which is a co-location of antennas on an existing monopole communications tower. Mr. Nowak was sworn in and qualified by the Board as an expert. Mr. Nowak provided a description of the project and the location of the equipment cabinets. He also confirmed that the submitted structural analysis meets the design criteria for the application. The Applicant agreed to comply with all the comments within both the Board engineer's and planner's reports except for the noted waivers.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Vizoco made a motion to approve and, seconded by Mr. DelDuke.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081058RDCM
Cricket communications, Inc.
Zoned: IN

Minor Site Plan
Block 2401, Lot 3
71 Landing Road

Appearing before the Board is Michael Levine, Esq. attorney for the Applicant and Alec Norris, PE.

Mr. Levine provided a brief introduction of the proposed project, which is a co-location of antennas on an existing monopole communications tower within the Glen Oaks Redevelopment Area. Mr. Norris was sworn in and qualified by the Board as an expert. Mr. Norris provided a description of the project and the location of the equipment cabinets and the need for the proposed 6-antenna array. Mr. Levine reviewed the Board professionals' reports and requested a waiver from the requirement of concrete curb and sidewalks and to provide a voluntary contribution to the curb and sidewalk trust fund to be divided equally among the three applicants.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Busa made a motion to approve and, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081059RDCM

Metro PCS of Pennsylvania, LLC

Zoned: IN

Minor Site Plan

Block 2401, Lot 3

71 Landing Road

Appearing before the Board is Michael Levine, Esq. attorney for the Applicant and Alec Norris, PE.

Mr. Levine provided a brief introduction of the proposed project, which is a co-location of antennas on an existing monopole communications tower within the Glen Oaks Redevelopment Area. Mr. Norris was sworn in and qualified by the Board as an expert. Mr. Norris provided a description of the project and the location of the equipment cabinets. Mr. Levine reviewed the Board professionals' reports and requested a waiver from the requirement of concrete curb and sidewalks and to provide a voluntary contribution to the curb and sidewalk trust fund to be divided equally among the three applicants.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Busa made a motion to approve and, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081077CM

Cricket Communications, Inc.

Zoned BP

Minor Site Plan

Block 13103, Lots 4

750 Davistown Road

Appearing before the Board is Michael Levine, Esq. attorney for the Applicant and Gregory Nowak, PE.

Mr. Levine provided an introduction and Mr. Nowak explained the proposed project, site development, and the required variances.

Heather Zieziula, PP, AICP was sworn in and qualified by the Board as an expert. Exhibit A-1, Aerial photograph and Exhibit A-2, Photos were entered and accepted by the Board.

Ms. Zieziula provided a description of the site and project referencing Exhibit A-1, Aerial photo and photos, as well as, a planning analysis of the positive and negative criteria in support of the required variances for front yard setback and lot coverage.

Mr. Levine agreed to provide screening trees for the proposed equipment cabinets and to provide one-half the contribution for concrete curb and sidewalks. Mr. Levine reviewed the Board professionals' reports. A general discussion followed on the potential requirement to provide for a 5.25-foot right-of-way dedication and a fence.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Busa made a motion to approve and, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

The Board took a ten minute recess at 8:45 PM.

#081072CPCP

**St. Joseph's Catholic Church
Zoned IN**

Preliminary Major Site Plan

**Block 4603, Lot 1 and Block 4604, Lot 1
240 Lower Landing Road**

Appearing before the Board is Leonard Wood, Esq. attorney for the Applicant and Robert Guerrieri, and Clifton Quay, PE.

Mr. Wood provided an introduction and Mr. Guerrieri and Mr. Quay were both sworn and Mr. Quay was qualified by the Board as an expert. Mr. Quay provided a description and location of the property, which is proposed for a cemetery and mausoleum. The south side of the project has 1,400 grave plots at two plots from each site and the north side has 2,000 grave plots. The primary mausoleum contains 900 crypts and the two secondary mausoleums have 500 crypts. The circle area is proposed for approximately 200 - 300 niches.

Mr. Quay described the proposed fencing, landscaping, retaining wall, and improvements to Olympus Avenue. Mr. Quay further described the proposed buildings, including the office, mausoleums, and porous pavement.

Mr. Custodio inquired on the proposed buffer and the ability to provide a greater width. Mr. Wood indicated the plan provides the 25-foot minimum requirement except in one section. A discussion followed on the required setback variances for the buildings, setback for the grave plots, and the type of landscaping and vegetation within the buffer. Mr. Guerrieri indicated the Applicant is interested in accommodating the adjacent property owners. Mr. Quay reviewed the Board planner's and engineer's reports and indicated the Applicant is requesting a waiver from the requirement to provide concrete curb and sidewalk along one side of Olympus Avenue and sidewalks along Lower Landing Road. Chairman Palmer discussed the Board's resolution in granting waivers.

With nothing further from the Board, Chairman Palmer opened this application to the public.

Mrs. Rios: Indicated her dwelling is on a hill and is concerned with the ability to screen the site from her property.

John Burke: Concerned with an adequate buffer and maintenance of trees.

A discussion followed between the Board and the public regarding the site development and the adequacy of the proposed buffer.

Mark Huftoe: Concerned with the potential noise from the Black Horse Pike and inquired on the acreage of the project.

James Sherman: Concerned with noise from the Black Horse Pike. Prefers the Applicant provide an evergreen hedgerow.

With no one from the public wishing to speak on the application, the public portion was closed.

Mr. McKenna suggested it may be prudent to table the application to have the Township professionals meet on site with the Applicant and residents to review site conditions, appropriate fencing and buffer.

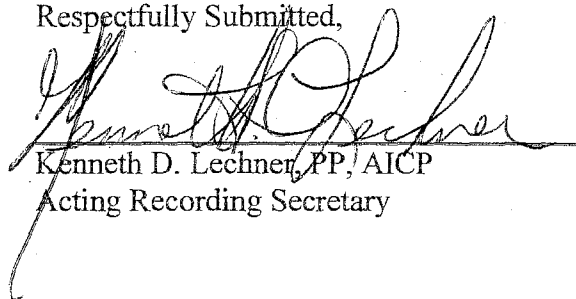
Mr. Lawrence made a motion to table and, seconded by Mr. DeIDuke.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DeIDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Meeting adjourned.

Respectfully Submitted,



Kenneth D. Lechner, PP, AICP
Acting Recording Secretary