

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, June 23, 2009

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. Dunn	Present
Mr. Lawrence	Present
Councilman Mercado	Absent
Mrs. Musser	Present
Mrs. Schulman	Present
Mr. Vizoco	Present
Mayor Rau-Hatton	Present
Chairman Palmer	Present

Also present is Michael McKenna, Esq. who sworn in the Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

No minutes for memorialization.

Resolutions for Memorialization

**#081048M
Clearwire US, LLC**

**Minor Site Plan
Block 24012, Lot 3**

Mr. Lawrence made a motion to approve the resolution, seconded by Mayor Rau-Hatton.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

#081049M
Clearwire US, LLC

Minor Site Plan
Block 10903, Lots 1 & 2

Mayor Rau-Hatton made a motion to approve the resolution, seconded by Mr. DelDuke.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

#091009CP
Gravelly Run Real Estate

Preliminary Major Subdivision/Variance
Block 3801, Lots 1.01, 2 and 3

Mr. Vizoco made a motion to approve the resolution, seconded by Mr. Custodio.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Mercado	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

#091034CPSP
R. C. Church of St. Jude

Preliminary Major Site Plan
Block 19102, Lots 6, 7 and 8

Mr. Custodio made a motion to approve the resolution, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**#051204RACPPSP
Hill Creek, LLC**

**Preliminary Major Site Plan and Major
Subdivision**

Mr. Busa made a motion to approve the resolution, seconded by Mr. Custodio.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Chairman Palmer	Yes

Applications for Review

**#091016PFS
Knoll Run
Zone: RA**

**Preliminary & Final Major Site Plan
Block 20801, Lot 1
Location: Knoll Drive**

Appearing before the Board is Charles Resnick, Esq. Attorney for the Applicant and Charles A Boyles, PE, PP, project engineer. Mr. Resnick provided an introduction and brief synopsis of the application, which comprises drainage improvements for existing multi-family development comprising a swale and inlet system. Mr. Boyles was sworn and qualified by the Board as an expert. Mr. Boyles presented two exhibits: A-1 and aerial photo and Sheet1, Site Plan, which is part of the plan set. Mr. Boyles provided a description of the property indicating four buildings along the north side of the parcel do not have any stormwater management facilities. The project generally proposed to connect the roof leaders of the buildings to the existing storm water collection system. Mr. Boyles reviewed the Board Planner's report and agreed to provide the requisite Soil Erosion and Sediment Control plan, a freshwater wetlands absence certification, and requested certain waivers from required checklist items.

Mr. Lechner inquired on the necessity of the Board solicitor to review the existing by-laws of the Home Owners Association and Mr. McKenna indicated this would not be required.

Ms. Commins, Board engineer inquired and Mr. Boyles responded that the existing stormwater management system does connect to the two lakes on the premises.

Mr. Dunn inquired and Ms. Commins indicated that the Applicant has addressed all of her review comments.

Mr. DelDuke inquired and a brief discussion followed regarding an existing retaining wall.

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

Dot Mumba: Concerned with the existing drainage system and flooding of the rear yard of her property.

A discussion followed that the Applicant's proposal is to remedy the existing drainage concerns and the Board would entertain approving both preliminary and final to expedite a resolution and installation of improvements.

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

Mr. Lawrence made a motion to approve both preliminary and final major site plan, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

#091022CM

South Jersey Homes, Inc.

Zone: R-3

Minor Subdivision / Variance

Block 7301, Lot 5

Location: 201 Cedar Avenue

Appearing before the Board is Douglas Baker, Esq. attorney for the Applicant and Jeff Richwall, President. Mr. Richwall provided testimony indicating the attempts made by him to acquire adjacent property to revise the subdivision. Mr. McKenna inquired and Mr. Lechner identified and explained the required variances. A general discussion followed on the revisions to the subdivision plan including removing an angle point, dedication of additional right-of-way long the frontage of West Blenheim Avenue, and the professionals' reports.

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

Frank Simiriglia: Concerned with the variance for lot depth. He also discussed past master plan proposals to down zone properties. Additionally, he is concerned with any waiver of having to provide concrete curbs and sidewalks.

Amy Tarves: Concerned with creating two undersized lots in the vicinity of an industrial zone.

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

A discussion followed regarding the existing residential and industrial zones, the required positive and negative criteria, curbing, sidewalks, and drainage. The Applicant agreed to either provide a voluntary contribution to the curb and sidewalk trust fund in lieu or installation if so directed by the Board engineer.

8:50 PM: Mrs. Schulman was excused and Mr. Dunn was seated for the remainder of the meeting.

Mayor Rau-Hatton identified the character of the existing built environment and benefits to the Blenheim neighborhood, namely, rehabilitation of the existing dwelling and providing opportunities for new development.

Mrs. Musser made a motion to approve the minor subdivision, seconded by Mr. Dunn.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	No

RECESS: 8:55 PM

RETURN: 9:05 PM

#091025M
Cellco Partnership / Verizon
Zone: NC

Minor Site Plan
Block 14002, Lot 5
Location: 150 Hickstown Road

Appearing before the Board is Mitchell Hambro, Esq. attorney for the Applicant, Michael Fisher, Radio Frequency Engineer, and Ron Igneri, PE, PP, civil engineer.

Mr. Hambro provided a brief introduction of the proposed project, which is a co-location of antennas on an existing monopole communications tower. Mr. Fisher was sworn in and qualified by the Board as an expert. Mr. Fisher provided a description of the project and explained Exhibit A-1, Propagation Map and Exhibit A-2, Coverage Map. Mr. Igneri was sworn in and qualified by the Board as an expert. Mr. Igneri provided a description of the existing site conditions and explained Exhibit A-3 and Exhibit A-4, which are Sheet Z-2, Site Plan and Sheet Z-2, Compound Layout & Elevation. The Applicant agreed to comply with both the Board professional's reports.

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 the minor site plan, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

GENERAL CORRESPONDENCE

The Board discussed the designation of Chairman Palmer and Vice Chairman Custodio as a subcommittee to review Requests For Qualifications from professional engineering and legal firms for reorganization in July 2009.

Meeting adjourned.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary