

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD

Tuesday, August 11, 2009

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

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

Vice Chairman Custodio seated Mr. Dunn for Mr. DelDuke and Mr. Lawrence for Mr. Mercado.

Vice Chairman Custodio announced that the following application is postponed until the October 13, 2009 meeting with no additional notice required, if applicable.

#091019CPSP - Benderson Development - Cherrywood Shopping Center

**Minutes for Memorialization**

No minutes for memorialization

**Resolutions for Memorialization**

<b>#081024M Yackle/Hahn</b>	<b>Minor Subdivision Block: 3901 Lots: 2&amp;3</b>
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Mr. Vizoco made a motion to approve the resolution, seconded by Mr. Lawrence.

Roll Call:

Mr. Custodio	Yes
Mr. Vizoco	Yes
Mr. Busa	Yes
Mr. Dunn	Yes
Mayor Rau-Hatton	Yes

<b>#091036M Clearwire</b>	<b>Minor Site Block: 18201 Lot: 19.01</b>
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Mayor Rau-Hatton made a motion to approve the resolution, seconded by Mr. Dunn.

**Roll Call:**

Mr. Vizoco	Yes
Mr. Dunn	Yes
Mr. Busa	Yes
Mr. Custodio	Yes
Mayor Rau-Hatton	Yes

<b>#081042M Clearwire</b>	<b>Minor Site Block: 18601 Lot: 2</b>
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Mr. Vizoco made a motion to approve the resolution, seconded by Mr. Lawrence.

**Roll Call:**

Mr. Vizoco	Yes
Mr. Dunn	Yes
Mr. Busa	Yes
Mr. Custodio	Yes
Mayor Rau-Hatton	Yes

<b>#091032M</b> <b>Thomas J. Stollsteimer</b>	<b>Minor Subdivision</b> <b>Block: 17301 Lot: 2</b>
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Mayor Rau-Hatton made a motion to approve the resolution, seconded by Mr. Dunn.

**Roll Call:**

Mr. Vizoco	Yes
Mr. Lawrence	Yes
Mr. Busa	Yes
Mr. Dunn	Yes
Mayor Rau-Hatton	Yes

**Applications for Review**

<b>#091043CM</b> <b>William C. III &amp; Gina Natoli</b>	<b>Minor Subdivision/Variance</b> <b>Block: 15501 Lot. 2&amp;3</b>
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Appearing before the Board is Scott Brown; PE was sworn and qualified by the Board as an expert.

Mr. Brown explained that the reason for the subdivision is to readjust the lot lines. Mr. Natoli will provide an easement or some kind of barricade. Mr. Natoli will also provide an easement for the drainage system, so the township will have access to it. Mr. Brown asked the Board for a waiver for where the sidewalks are proposed. The addition of a sidewalk would be an extensive cost due to the fact that AT&T has their lines running parallel which are frequently dug up. As far as the dedication requirement, they will dedicate the 1/2 ft. strip, but they would rather not unless it's necessary because there is an easement with buried cable lines that would not be going away.

Mrs. Cummings states that they are paved up to the right away line, and if they wanted to do any sort of widening on the roadway, then they would have to have a temporary construction from the applicant because it is on the right away line. In addition, if you were to offer the dedication, then you may eliminate your need for an easement around their drainage in line.

Mr. Brown would like to ask for a variance for the lot coverage of lot 2. The problem with trying to resolve it and get rid of the variance is that it is as far

back as it can go without encroaching on the driveway and parking area next to the stables.

Mr. McKenna asks that because the lot is so big, there is not a further attempt to subdivide. Mr. Brown replies that there isn't at this time.

Vice Chairmen Custodio asks if the top northern corner of the plan opens into the adjacent property, if it is closed off, and if that property connects to the big house on the corner. Mr. Brown replies that it is closed off by trees and brush. Mr. Custodio just want to make sure the use of the stables is used for personal use and not commercial.

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

Mayor Rau-Hatton made a motion to approve the application, seconded by Mr. Dunn.

**Roll Call:**

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

<b>#091044CM</b> <b>Angela Meloni</b> <b>Zoned: R3</b>	<b>Minor Subdivision</b> <b>Block: 3501 Lot: 1.02 &amp; 2</b> <b>Location: 5 Autumn Ct. &amp; 585</b> <b>Somerdale Rd.</b>
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Appearing before the Board is Scott Brown; PE was sworn and qualified by the Board as an expert, also Keith Kiner Homeowner and Angela Maloni Applicant.

Mr. Brown explained the purpose for the subdivision is to extent the backyard of lot 1.02. They would like to extend the width of the lot by 75 ft. for a total of 2063 square feet which would be taken out of lot 2. The property line would be where there is an existing gate is now which will allow access to the backyard. The shed in question was moved, so at this time, there aren't any variances. The

existing fence on lot 1.02 will be relocated to the new lot line. A letter will be issued regarding the absence of wet lands.

Mr. McKenna stated that there might be a problem if the owner of lot 2 has a mortgage. The applicants will discuss that issue with the homeowner.

With nothing further from the Board, Vice Chairmen Custodio 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 application, seconded by Mr. Lawrence.

Roll Call:

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

<p><b>#091052CM</b>  <b>John &amp; Donna DiNatie</b>  <b>Zoned: R3</b></p>	<p><b>Minor Subdivision/Variance</b>  <b>Block: 5804 Lots: 75 &amp; 76</b>  <b>Location: 49 Linden Drive</b>  <b>Blenheim</b></p>
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Appearing before the Board John DiNatie Applicant was sworn in.

The purpose of this application is a re-subdivision. The common point will be kept just moving the line over a bit. At this time, there are no variances. Mr. Lechner advised Mr. DiNatie that they should set a concrete monument on good intent road. Mr. DiNatie agreed and it will be done.

Mrs. Cummins stated the only issue she has is that the fence would still be located on lot 75 and the site triangle impact. Mr. DiNatie explains that the fence has been there for twenty (20) years, and they would like to keep the fence that way because they don't have a problem with it being on their property. As far as the site triangle impact, they will have their surveyor revise it. They will also have their surveyor submit a letter as to the absence of wetlands.

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

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

**Roll Call:**

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

Meeting Adjourned

Respectfully Submitted

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Courtney Mosiondz  
Recording Secretary