

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, September 22, 2009

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

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.

Chairmen Palmer seated Mr. Lawrence for Mayor Rau-Hatton and Mr. Dunn for Mrs. Schulman.

Minutes for Memorialization

Mr. Lawrence made a motion to adopt minutes from the July 28, 2009 meeting, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

Resolutions for Memorialization

#091043CM William C. III & Gina Natoli	Minor Subdivision/Variance Block: 15501 Lot: 2&3
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Mr. Lawrence made a motion to approve the resolution, seconded by Mr. Dunn.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

#091044M Angela Meloni	Minor Subdivision Block: 3501 Lot: 1.02 & 2
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Mrs. Musser made a motion to approve the resolution, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

#091052M John & Donna DiNatie	Minor Subdivision Block: 5804 Lots: 75 & 76
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Mr. Vizoco made a motion to approve the resolution, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

**#091030PSP
Divine Mercy Cemetery**

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

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

**#091034FSP,
R. C. Church of St. Jude:**

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

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

**#091035M
Clearwire US, LLC:**

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

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Musser	Yes
Mr. Vizoco	Yes

Applications for Review

Appearing before the Board Nicholas Menas, Esq. and Dawinan, radio frequency expert was sworn and qualified by the Board as an expert.

Mr. Menas explains that one of the improvements will be a 163ft telecommunication. What the applicant proposes to do is to have 2 separate antenna rays, 3 panel antennas, and 3 parallel efficient antennas all at a center line height 128 feet 3 inches with existing equipment located at the base. The applicant 1st generation wireless internet services which means instead of traditional cable line and phone line providing it to your home then being rerouted with a router, Clearwire will provide wireless services. The 2nd generations, which will come later, will both wireless internet as well as the telecommunications. There are no other site modifications, and this is a no man facility which is remotely monitored. The site is visited every four to six weeks for maintenance and no additional utilities are required to power the site. The modification of the impervious cover given this installation of the cabinet is daminamous; there will be no permanent disturbance to the ground.

Chairmen Palmer asked if there was any structure analysis. Mr. Menas will provide a copy of the report. Mr. Lechner ask that a copy be provide before the plan is signed. A Copy will be sent for the file and one for the board engineer file.

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. Lawrence made a motion to approve the application, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Dunn	Yes
Chairmen Palmer	Yes

<p>#091060M Clearwire US, LLC Zoned: IN</p>	<p>Minor Site Plan Block: 13901 Lot: 8 Location: 1729 Erial Rd Existing wireless telecommunication tower with antennae's</p>
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Appearing before the Board Nicholas Menas, Esq. and Arnold Dawinan, radio frequency expert was sworn and qualified by the Board as an expert.

Mr. Menas explains this site is on an existing 150 foot long pole, and the center line is height 135 feet. Along with the panel dish and antenna dish, there will be one GPS antenna.

Mr. McKenna asks if all the dishes are at the same height. Mr. Menas replies that there are no more than 120 feet.

There is no distinction from this site to the Somerdale Road site, except the installation of the equipment camera. The previous testimony for Somerdale Road site also applies to this site.

Mr. Menas said they are willing to make a contribution of 55% to the sidewalk. There is only so much where a sidewalk can be place due to existing items such as driveways, curb cuts and telephone pole.

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.

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

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Dunn	Yes
Chairmen Palmer	Yes

#061124CPSPFa Wawa, Inc. Zoned: NC	Amended Preliminary & Final Site Plan Block: 7401 Lots: 3,01, 4,5,7,8,9 & 10 Location: 716 Black Horse Pike 4,600 Sq. Ft. with (6) fuel stations
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Mr. McKenna would like to state that after talking with Mr. Lechner it was decided to do this administratively.

Appearing before the Board Steven Eisner, Esq.; Scott Gerard, Wawa's Project Engineer; James Bannon, Wawa's consulting engineer from Nave Newell, and David Shropshire, Wawa's traffic engineer and Pat Cerrone.

Mr. Eisner explains that there was a preliminary/Final site plan approval for a food market with motor vehicle fuel and no diesel fuel on the property. With the original application it was for approximately 5600 sq ft and is now going to be approximately 4600 sq ft. They will also be reducing dispensers to 6 MPD and 12 fueling positions. Also, they will be reducing the parking from 73 spaces to 46 spaces. There will no new request for variances. As far as the signage, there will be eliminating the spanner sign and they will be proposing three (3) 14 sq ft. channel letter signs on the canopy. The sod sign will also be reduce to 8 sq ft and the channel letter are now going to be 45 sq ft. They will be asking for a waiver from Camden County due to the changes being so minor.

Mr. Eisner explains the concern with the picnic table becoming an attracted nuisance, but there is no problem doing the bike racks. Mr. Eisner would be happy to discuss the shared easement for storm water with the property next door. However, Mr. Eisner spoke with Mr. Velone, the owner of Tucker's, and he has not been able to get financing. The project is now up for sale. Without knowing the detail of the project, they can't agree to any type of easements but are willing to work with the Board and the new project owners. Mr. Eisner would also like the Board to know that they are using LED lighting wherever possible, and they are also used with decorative lighting. They will supply information on the LEDs to Mr. Lechner and the engineer just to make sure they are acceptable. Mr. Eisner would like to ask for a waiver for the lighting survey due to a financial burden.

Mr. Shropshire believes that downsizing their property will have no impact on the previous traffic study and also believes there will be no problem with the parking spaces being reduced.

Mr. Lechner would like that on records that the traffic data that was tabulated in 2006 is still suitable being used in 2009. Mr. Shropshire replies that everyone was updated in 2007, and they are in contact with the DOT. Since then, an improvement has been a left and right turn lane on Erial Rd. The intersection is now able to handle an increased capacity of cars.

Mr. McKenna, Mr. Lechner, and Mr. Eisner gave a lengthy discussion on the drainage basin. In the future, Tucker's Pub and Wawa will have to work together and discuss the easement and finance the basin.

Mr. Lechner asks about the closing of the other Wawa at the "point". Mr. Eisner replies that they will close the other Wawa within 90 days of the new Wawa Certificate of Occupancy. Mr. Lechner asks that when the transfer is complete to send him a letter for the file.

Mr. Lechner was like the applicant to know that the Skeeter Pub across the street went to the Zoning Board for variances. Part of the condition is that they offered to donate the property at the pike and Erial road to the township but they have not done that yet due to a condition. It might help with the ability to help with the turning lane on Erial road.

Mr. Custodio commented on the look of the other super Wawa in the township and he would like to know where you would see a Wawa like the one they are proposing. Mr. Gerard explains that this Wawa is a new design, and this will be the first one built. Mr. Custodio also would like to know if the downsizing is due to the economy. Mr. Gerard said that the downsizing is due to three reasons: the other Wawa's have a lot of wasted space, the driving of the cost of building down, and a simpler look.

Mr. Vizoco asks about the Wawa on Cross-Keys Road with the two (2) different dispensing areas and if this Wawa is going to be like that. Mr. Gerard replies that this one will not be like that.

With nothing further from the Board, Vice Chairmen Custodio opened this application to the public.

Elaine Dzeima would like the Board to know that the residence at 38 Almonesson Rd weren't notified of this plan. They are upset that the residence will be located right across from the entrance, and the light will shine into their upstairs windows. Also, Ms. Dzeima is concerned about the well water and the contingency plans.

Mr. Eisner explains that they exceed NJDEP and Federal DEP requirements. All their tanks and piping are double walled.

Mr. McKenna stated that when other agency have primary jurisdiction over an issue like the DEP does with tank installations then our Board makes that agencies approval our approval.

Mr. Lechner would like to know if the residences of adjacent lot are owners or renters and what their names are.

Ms. Surobita is concerned with the traffic and would like a copy of the traffic count.

Mr. Shropshire describes that there will be a left turn lane that will go all the way back.

Mr. McKenna said it is up to the applicants if they will provide a copy.

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

Mr. Eisner will send out another notice to the resident that didn't receive the notice.

A motion was made to table this application to the next meeting October 13, 2009.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Dunn	Yes
Chairmen Palmer	Yes

Mr. McKenna gave a brief summary regarding items in litigation.

Meeting Adjourned