

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, October 28, 2008**

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

**Roll Call:**

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

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**

There were no minutes for memorialization.

**Resolutions for Memorialization**

**#051204RACPPSP  
Southwind Development, LLC  
Zoned M-RD**

**Preliminary Major Site Plan and Subdivision  
Block 10801, Lots 6 & 10  
Block 10899, Lots 1, 2 & 30  
Black Horse Pike and Erial Road**

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

**Roll Call:**

<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#081091CSPW**  
**James Milazzo**  
**Zoned NC**

**Site Plan Waiver / Variance**  
**Block 19108, Lots 8**  
**306, 308, 310 and 312 Black Horse Pike**

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

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#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**

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

<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

Mayor Rau-Hatton presented a plaque to former Planning Board Chairman John McLaughlin for his seventeen (17) years of dedicated service to his community.



Applications for Review

**O-08-027 Ordinance of the  
Township of Gloucester,  
Amending Ordinance O-03-03**

**Section 1. Article IX, Fees, Guarantees,  
Inspections & Off Tract  
Improvements, Section 901.A, Entitled  
"Fee Schedule"**

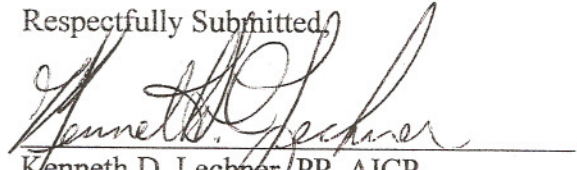
Mr. Lechner provided a description of the proposed amendments to the fee schedule, which implements an increase in both filing fees and escrow fees for professional services. He explained that the nearby communities of Washington Township, Deptford Township, and Cherry Hill Township were polled to determine consistency of fees, if any. It was found that the fees collected by Gloucester Township were significantly less than these municipalities and in fact were insufficient to cover the initial invoices from most of the professionals. The purpose of the increase in fees is to facilitate management of the escrow accounts by having increase fees, thereby, reducing deficits.

Mr. Custodio inquired on the ability of the Township to require a performance guarantee to ensure protection of the professionals' fees.

Mr. Mercado made a motion to approve the ordinance, seconded by Mr. DelDuke. motion approved.

**Meeting adjourned.**

Respectfully Submitted,



Kenneth D. Lechner, PP, AICP

Acting Recording Secretary