

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Monday, December 15, 2008 (Special Meeting)**

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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:**

|   |                |
|---|----------------|
| <b>Mr. Busa</b>                         | <b>Absent</b>  |
| <b>Mr. Custodio</b>                     | <b>Present</b> |
| <b>Mr. DelDuke</b>                      | <b>Present</b> |
| <b>Mr. Lawrence (arrive at 6:42 PM)</b> | <b>Present</b> |
| <b>Councilman Mercado</b>               | <b>Present</b> |
| <b>Mrs. Musser</b>                      | <b>Present</b> |
| <b>Mrs. Schulman</b>                    | <b>Present</b> |
| <b>Mr. Vizoco</b>                       | <b>Present</b> |
| <b>Mayor Rau-Hatton</b>                 | <b>Present</b> |
| <b>Chairman Palmer</b>                  | <b>Absent</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**

Minutes from August 26, 2008

Mr. Vizoco made a motion to approve the minutes from August 26, 2008, seconded by Mr. DelDuke.

**Roll Call:**

|                         |            |
|-------------------------|------------|
| <b>Mr. Custodio</b>     | <b>Yes</b> |
| <b>Mr. DelDuke</b>      | <b>Yes</b> |
| <b>Mrs. Musser</b>      | <b>Yes</b> |
| <b>Mr. Vizoco</b>       | <b>Yes</b> |
| <b>Mayor Rau-Hatton</b> | <b>Yes</b> |

Minutes from September 23, 2008

Mayor Rau-Hatton requested the minutes be amended to correct the roll call votes for application #081091CSPW, James Milazzo and #091072CPCP, St. Joseph's Catholic Church.

Mr. Vizoco made a motion to approve the minutes from September 23, 2008, as amended, seconded by Mr. DelDuke.

**Roll Call:**

|                         |            |
|-------------------------|------------|
| <b>Mr. Custodio</b>     | <b>Yes</b> |
| <b>Mr. DelDuke</b>      | <b>Yes</b> |
| <b>Mrs. Musser</b>      | <b>Yes</b> |
| <b>Mr. Vizoco</b>       | <b>Yes</b> |
| <b>Mayor Rau-Hatton</b> | <b>Yes</b> |

Minutes from October 28, 2008

Mayor Rau-Hatton requested the minutes be amended to indicate the motion carried for Ordinance O-08-027, which amends Ordinance O-03-03, Land Development Ordinance revising the fee schedule.

Mayor Rau-Hatton made a motion to approve the minutes from October 28, 2008, as amended, seconded by Councilman Mercado.

**Roll Call:**

|                           |            |
|---------------------------|------------|
| <b>Mr. Custodio</b>       | <b>Yes</b> |
| <b>Mr. DelDuke</b>        | <b>Yes</b> |
| <b>Councilman Mercado</b> | <b>Yes</b> |
| <b>Mrs. Musser</b>        | <b>Yes</b> |
| <b>Mr. Vizoco</b>         | <b>Yes</b> |
| <b>Mayor Rau-Hatton</b>   | <b>Yes</b> |

Minutes from November 25, 2008

Mr. Vizoco made a motion to approve the minutes from November 25, 2008, as amended, seconded by Councilman Mercado.

**Roll Call:**

|                           |            |
|---------------------------|------------|
| <b>Mr. Custodio</b>       | <b>Yes</b> |
| <b>Mr. DelDuke</b>        | <b>Yes</b> |
| <b>Councilman Mercado</b> | <b>Yes</b> |
| <b>Mrs. Musser</b>        | <b>Yes</b> |
| <b>Mrs. Schulman</b>      | <b>Yes</b> |
| <b>Mr. Vizoco</b>         | <b>Yes</b> |

**Resolutions for Memorialization**

There were no resolutions for memorialization.

### Applications for Review

#### **Master Plan Amendment: Housing Element & Fair Share Plan**

Appearing before the Board is Larry Waetzman, AICP, PP of the Waetzman Planning Group. Mr. Waetzman was sworn in, provided a thorough description of his education and professional experience and was qualified by the Board as an expert.

Mr. Waetzman provided the Board a brief history of the Mt. Laurel cases; the establishment of the Council on Affordable Housing (COAH); the eras of Round 1 and Round 2; the ubiquitous shortage of affordable housing throughout New Jersey; recent court cases and legislation, and the general requirements of the new Round 3.

He further explained the income limits for Region 5, which includes Camden County; what affordable housing looks like including various housing styles, and who lives in affordable housing: "our parents, our children," etc. Mr. Waetzman provided a thorough description of the affordable housing obligation within the Housing Element & Fair Share Plan including the Rehabilitation Share, Prior Obligations of Round 1 and Round 2, and Growth Share.

Mr. Lawrence arrives at 6:42 PM.

Mr. Waetzman provided a description of the various percentages/breakdown within the proposed plan. He described the Gloucester Township Housing Authority project at Lakeland and required amendments to both the Lakeland Redevelopment Plan and Blackwood Redevelopment Plan and Southwinds Development project. A discussion followed on a proposed project entitled Revere Run III. Township representatives have already met with Lutheran Ministries of New Jersey who is interested in developing a project in Gloucester Township. If successful, this would be a municipal partnership with a recognized affordable housing provider on Township owned land adjacent the Revere Run II development and Hickstown Park. Lastly, Mr. Waetzman identified a new affordable housing zoning district that is required to accommodate a shortfall in our COAH obligation. The aforementioned is the general outline of the Township's Housing Element & Fair Share Plan that endeavors to accomplish the Township's sisyphian goal to provide 968 affordable housing units by the year 2018.

With nothing further from the Board, Vice Chairman 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 a resolution - adopt and memorialize - and, seconded by Mrs. Musser.

**Roll Call:**

|                         |            |
|-------------------------|------------|
| <b>Mr. Custodio</b>     | <b>Yes</b> |
| <b>Mr. DeIDuke</b>      | <b>Yes</b> |
| <b>Mr. Mercado</b>      | <b>Yes</b> |
| <b>Mrs. Musser</b>      | <b>Yes</b> |
| <b>Mrs. Schulman</b>    | <b>Yes</b> |
| <b>Mr. Vizoco</b>       | <b>Yes</b> |
| <b>Mayor Rau-Hatton</b> | <b>Yes</b> |

**Meeting adjourned.**

Respectfully Submitted,

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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary