

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, February 24, 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	Present
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

Minutes from December 15, 2008 – Special Meeting

Mr. Custodio made a motion to approve the minutes from December 15, 2008, seconded by Mr. Vizoco.

Roll Call:

Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Councilman Mercado	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Mayor Rau-Hatton	Yes

Minutes from January 13, 2009

Mr. Vizoco made a motion to approve the minutes from January 13, 2009, seconded by Mayor Rau-Hatton.

Roll Call:

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

Minutes from January 29, 2009

Mr. Vizoco made a motion to approve the minutes from January 29, 2009, seconded by Mayor Rau-Hatton.

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

Resolutions for Memorialization

#051130PSPCF
Lakeview Realty Investment

Administrative Amendment – Final Site Plan
Block 4402, Lots 10 & 10.01

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

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081090PSP

Chews landing, LLC

Minor Site Plan

Block 9708, Lots 2 & 3

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

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081090PSP

Chews landing, LLC

Preliminary Major Site Plan

Block 9708, Lots 2 & 3

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

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#081130M

Rigoberta Santa Cruz

Minor Subdivision

Block 11704, Lots 4 & 5

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

Roll Call:

Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

#09116SPAF-4 thru 8 & 12
Cobblestone Farms

Administrative Amendment

Mrs. Musser made a motion to approve the resolution, seconded by Mayor Rau-Hatton.

Roll Call:

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

Applications for Review

#081111CM

D. Kalicharan

Zone: OR

Minor Subdivision/Variance

Block 9701, Lot 6

Location: 1451 Chews Landing Road

Appearing before the Board is Cheryllyn Walters, Esq. attorney for the Applicant. Mrs. Walters provided the proof of publication and Camden County approval. Mrs. Walters provided an introduction and brief synopsis of the application, which includes a minor subdivision of an existing property that contains two existing office buildings. The purpose of the subdivision is to locate each building on a separate lot. Mr. Kalicharan, managing partner was sworn and further described the proposed project. Mr. Feldman, PLS was sworn and qualified by the Board as an expert land surveyor. A discussion followed regarding existing conditions including parking requirements, buffers, sidewalks, and drainage.

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

Mr. Lori: Concerned with the existing drainage and adverse impacts.

A discussion followed on a proposed remedy for the existing drainage patterns to mitigate stormwater runoff impacting Mr. Loris property. The Board and Applicant agreed to provide a perforated pipe and stone trench as acceptable to the Board engineer.

Bruce Moore: Concerned with two undersized lots.

Jacqueline Yost: Inquired on the lot sizes of each individual lot, access, and various site plan issues.

Mr. Lechner described the application was not for site plan approval and only minor subdivision approval. Ms. Commins further described the existing site conditions and the engineer's report. Mr. McKenna discussed benefits to having the buildings occupied and cross easements for parking and access, which the Applicant agreed.

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

Mr. Busa made a motion to approve including three variances, drainage improvements and parking and access easements, seconded by Mayor Rau-Hatton.

Roll Call:

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

#081115SPW

Nephtali Perez

Zone: NC

Site Plan Waiver

Block 12601, Lot 1

Location: 503 S. Black Horse Pike

Mr. Nephtali Perez was sworn by the Board and provided a description of the proposed development, which is a small restaurant with limited seating. Mr. Persez indicated customers would continue to use the existing parking in the same configuration. He further indicated the proposed office shown on the sketch plat are for the restaurant and are not for tenant use.

Mr. Lechner described the proposed variance for the number of parking spaces, whereas, the several of the existing parking spaces do not comply with ordinance requirements. Mr. McKenna discussed general procedures for considering an adaptive reuse of a property.

Mr. Dunn inquired on the existing shed and Mr. Perez indicated it would not be removed. He further agreed to repair the existing fence and provide enhancements to the property. Mayor Rau-Hatton described the nature of this area of the Black Horse Pike corridor and because it is an older part of the community and it is important that aesthetic improvements be a component of new development opportunities.

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

Cathy Poston: Concerned with traffic and parking.

Mr. Vizoco stated his concerns with the Township having vacant and abandoned businesses and the importance of opportunities to provide appropriate planning for adaptive reuse of these buildings.

Mr. Lechner further explained the parking for the proposed uses and Chairman Palmer provided the public a thorough explanation of the Board role, the Townships land development ordinance, and the planning process.

Vincent and Denise Zappia: Indicated she owns the adjacent tailor shop and has issues with the parking, the property becoming a “hangout,” and a large tree.

Mr. Busa discussed and Mr. Perez agreed to provide proper maintenance of the tree.

Mrs. Zappia also indicated she is concerned with odors from the restaurant.

Mr. Poston: inquired on the bus parking.

Council Mercado also inquired on the alleged bus parking.

Deanna Dean: Stated the buses being discussed are from Del City and are on a different property that has an existing auto repair business.

Mr. Zappia: Inquired on the access drive.

Mr. Lechner explained the apparent access drive is for the adjacent auto repair business, which is not affiliated with the instant application.

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

Mr. Busa made a motion to approve and, seconded by Mr. Vizoco.

Roll Call:

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

Planning Board Recess: 9:37 PM

Planning Board Return: 9:45 PM

#081140CM

Louis Govenatore

Zone: CR

Minor Subdivision/Variance

Block 2102, Lot 2

Location: 247 Black Horse Pike

The above application was continued to March 11, 2009.

#091004M

Robert J, Hart

Zone: APT/R-4

Minor Subdivision

Block 1501, Lots 1 & 6

Location: 538 station Avenue

The above application was continued to March 11, 2009.

#081118CM

CW Development

Zone: R-4

Minor Subdivision

Block: 11506, Lot 14

144 W. Railroad Avenue

Appearing before the Board is Peter Thorndike, Esq. attorney for the Applicant. Vincent Cangelosi, Applicant and James Conway, PLS were sworn in by the Board. Mr. Thorndike provided a description of the project, which is basically an amendment to a former subdivision that created four (4) lots to the instant application, which is for only two (2) lots.

Mr. Conway provided a thorough description of the proposed subdivision and agreed to comply with the Board Planner's report.

Ms. Commins suggested consideration should be given to provide a right-of-way in lieu of the proposed access easement to the rear lot. A discussion followed by the Board on the issue of easement versus right-of-way, utilities, services, etc.

Mr. Custodio inquired and Mr. McKenna stated the deed would include notices regarding maintenance, trash removal, mail, etc. The Board reviewed the professionals 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.

Mayor Rau-Hatton made a motion to approve and, seconded by Mr. Busa.

Roll Call:

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

GENERAL CORRESPONDENCE

Mr. McKenna discussed his research and concerns with the use of subcommittees, namely, their importance as a planning tool and the importance of meeting requirements of the Open Public Meetings Act. Mr. Custodio congratulated Mr. McKenna on his research and expert advice.

Planning Board Closed Session: 10:32 PM

Mr. Custodio made a motion to go into closed session and, seconded by Mr. Vizoco.

Planning Board Regular Session Return: 10:45 PM

Mr. Busa made a motion to return into regular session and, seconded by Mr. Vizoco.

Mr. Mercado made a motion to adjourn and, seconded by Mrs. Schulman.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary