

May 26, 2009

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**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, May 26, 2009

All members salute the flag and recite the Pledge of Allegiance. The Secretary, Ken Lechner calls members for role.

Roll Call:

| | |
|-------------------------|----------------|
| Mr. Busa | Present |
| Mr. Custodio | Present |
| Mr. Del Duke | Present |
| Mr. Lawrence | Present |
| Mr. Mercado | Present |
| Mrs. Musser | Present |
| Mr. Vizoco | Present |
| Mrs. Schulman | Present |
| Mayor Rau-Hatton | Present |
| Chairman Palmer | Present |

Opening statement followed by the General Rules: The meeting will start at 7:30 p.m. No new applications will be heard after 10:00 p.m. All persons testifying before the board must be sworn in. The board chairperson reserves the right to hear the application any order.

Minutes for Memorialization

Professionals are sworn in and qualified

Ms Cummings- Board Engineer

Mr. Lechner- Board/ Township Planner

The engineer requested that until June 23rd certain applications not be discussed.

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Resolutions for Memorialization

All resolutions were reviewed and voted on by the board members. All resolutions for the May 26th meeting about the Novark Condominiums are not to be discussed until June 23rd, 2009, once the applications and the items listed on them are received and paid for.

Applications for Review

#091009CP
Gravelly Run Real Estate
Development, LLC
Zoned: R2

Preliminary Major Subdivision/Variance
Block: 3801 Lots: 1.01, 2 & 3
Location: 731 Somerdale Road Somerdale
(39) SFD *(3) Open Spaces

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

| | | |
|-------------------|------------------------|------------|
| Roll Call: | Mr. Busa | Yes |
| | Mr. Custodio | Yes |
| | Mr. Del Duke | Yes |
| | Mr. Lawrence | Yes |
| | Mr. Mercado | Yes |
| | Mrs. Musser | Yes |
| | Mr. Vizoco | Yes |
| | Mrs. Schulman | Yes |
| | Chairman Palmer | Yes |

Motion Approved

John Wade continuing the April 28th case about the applications that were needed to upgrade the building, issues rose about Lee Ann drive and the end of the property concerning the excess trash and damages. John Wade presented testimony in front of the board; the professional of the company explained the evergreen trees in the lots 4 & 7. He continued to explain that the excess was removed and replaced with trees in areas A1-5. The company presented a diagram of their plan joining the basin and the wetlands, they explained the A-5 plan was a joining the two areas together and fixing and cleaning up the wetlands to keep the water from exceeding to the surface. The board was concerned about the drainage so that people's property would not be destroyed and whose responsibility it would be to remove the pipes to avoid any damages. The board said that they would take care of the pipes that ran through the streets and not the one that ran through people's yards, it would be the responsibility of the owner of the property. Mr. Wade insists that if the plan failed that it would only become the concern of 1 or 2 home owners, he agreed to provide a document in writing stating all the changes and that they would fix damages with their own expenses. The board argued that having outside public access to the basin and that it would only create a nuisance and unless the community agreed to it the board would not provide the funds, the board was concerned about who would be responsible for building and maintaining the walkway. The board was divided in the decision of what to do with the open spaces, some felt it would be great for the community while others felt it would not be beneficial.

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| | | |
|-------------------|-------------------------|----------------|
| Roll Call: | Mr. Busa | No |
| | Mr. Custodio | No |
| | Mr. Del Duke | No |
| | Mr. Mercado | No |
| | Mrs. Musser | Yes |
| | Mrs. Schulman | No Vote |
| | Mr. Vizoco | No |
| | Mayor Rau-Hatton | Yes |
| | Chairman Palmer | No |

Motion Denied

#091016PFS
Knoll Run Condominium Assoc.
Zoned: IN

Preliminary/ Final Site
Block 20801 Lot: 1
Location: Knoll Drive Multifamily
Application for construction
Drainage Only.

The board insists that people would have to be responsible for the pipes in their backyards and that they would be responsible for the pipes that ran through the street. The board indicated that there would be a gate to rule out drainage and make sure that the water is guided out one way and not into home owner's property. The residents concerns were taking into consideration and the board assured the residents that they would not make any major changes unless it was for the benefit of the community.

Roll Call:

| | |
|-------------------------|------------|
| Mr. Busa | Yes |
| Mr. Custodio | Yes |
| Mr. Del Duke | Yes |
| Ms. | Yes |
| Musser | |
| Mrs. Schulman | Yes |
| Mr. Vizoco | Yes |
| Mr. Mercado | Yes |
| Mayor Rau-Hatton | Yes |
| Chairman Palmer | Yes |

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#091034CPSP
R.C. Church of St. Jude
Zone: IN

Preliminary Site/ Variance
Block : 19102 Lot:6 ,7, & 8
Location: 402 South Black Horse Pike Blackwood
Church affiliated school addition

The church is presenting an idea of adding additions to their church by adding a school that would feature an office, bathrooms, a cafeteria and other useful accommodations. The church of St. Jude has provided enough information and has also prepared a diagram showing the upgrades that they would like to make. The engineer explained in detail all of the things they would like to do and that they would like to start in the summer and hopefully be ready by the next school year. The board and the church discussed the funds and the number of children they would hope to have attending the school and how they believed having a church and school combined in the community could be great addition.

Roll Call:

| | |
|-------------------------|------------|
| Mr. Busa | Yes |
| Mr. Custodio | Yes |
| Mr. Del Duke | Yes |
| Mr. Lawrence | Yes |
| Ms. Musser | Yes |
| Mrs. Schulman | Yes |
| Mr. Vizoco | Yes |
| Mr. Mercado | Yes |
| Mayor Rau-Hatton | Yes |
| Chairman Palmer | Yes |

Motion to approve by Ms. Musser and 2nd by Mr. Vizoco

Motion Approved

Meeting Adjourned

Respectfully Submitted,
Donna Jones
Recording Secretary.