

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, July 14, 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
Mr. Mercado	Present
Mrs. Musser	Absent
Mrs. Schulman	Present
Mr. Vizoco	Present
Mayor Rau-Hatton	Present
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.

Annual Reorganization

Election of Chairman: Mr. Custodio made a motion to appoint Mr. Palmer as Chairman, seconded by Mr. Vizoco. Seeing no others, the nominations were closed.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Vizoco	Yes
Mrs. Schulman	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

Election of Vice Chairman: Mr. Vizoco made a motion to appoint Mr. Custodio Vice Chairman, seconded by Mr. DelDuke. Seeing no others, the nominations were closed.

Roll Call:

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

Appointment of Planning Board Secretary: Mr. Custodio made a motion to appoint Mr. Lechner as Planning Board Secretary, seconded by Mr. Dunn. Seeing no others, the nominations were closed.

Roll Call:

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

Appointment of Recording Secretary: Mayor Rau-Hatton made a motion to appoint Courtney Mosiondz as Recording Secretary, seconded by Mr. Vizoco. Seeing no others, the nominations were closed.

Roll Call:

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

Appointment of Solicitor: Mr. Custodio made a motion to appoint Mr. McKenna as Solicitor, seconded by Mr. Busa. Seeing no others, the notinations were closed.

Roll Call:

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

Appointment of Engineer: Mr. Custodio made of motion to appoint Ms. Commins of Birdsall Services Group, seconded by Mayor Rau-Hatton. Seeing no others, the nominations were closed.

Roll Call:

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

Appointment of Conflict Engineer: Mr. Custodio made a motion to appoint Pennoni Associates as Conflict Engineer, seconded by Mr. Vizoco. Seeing no others, the nominations were closed.

Roll Call:

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

Appointment of Meeting Dates: Mr. Custodio made a motion to adopt meeting dates, seconded by Mr. Vizoco.

Roll Call:

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

Adoption of Official Newspaper: Mr. Busa made a motion to adopt the Record Breeze and Courier Post as official newspapers, seconded by Mayor Rau-Hatton.

Roll Call:

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

Adoption of Agenda Procedures: Mr. Vizoco made a motion to adopt Agenda Procedures, seconded by Mr. Custodio.

Roll Call:

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

Adoption of Rules and Regulations (By-Laws): Mr. Custodio made a motion to adopt Rules and Regulations (By-Laws), seconded by Mr. DelDuke.

Roll Call:

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

Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

No resolutions for memorialization

Applications for Review

Timber Creek High School	Master Plan Review Basis NJSA40:55D-31
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Mr. Vizoco excused himself from this application.

Appearing before the Board is John Wade, Esq. representing Timber Creek High School. Mr. Wade provided a description and placement of a 19x37' greenhouse, which will be used for the Special ED program.

Mrs. Schulman made a motion to approve the application and that a letter be provided to the Board of Education from the Office of Community Development, seconded by Mayor Rau-Hatton.

Roll Call:

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

#091009CP Gravelly Runn Real Estate Development, LLC	Preliminary Major Subdivision Block: 3801 Lots: 1, 1.02 & 3 Block: 3901 Lots: 2, 2.01 & 3
#081024M Yackle/Hahn	Minor Subdivision Block: 3901 Lots: 2&3

Mr. Wade explains how the Planning Board previously granted minor sub division approval for property, but the straight line drawn in plan did not take into account the radius of the street or the county road way widening for the Gravelly Run Major Subdivision. The preliminary major subdivision had taken both into account. On June 25th, a letter was sent out to Mr. Lechner asking to allow the necessities to reflect the major so the minor subdivision could be recorded by deed. Mr. Lechner said it was okay, but that Mr. Wade should ask the Board.

Mr. McKenna asked if there will be another grant once major is done, which there will. Mr. McKenna also asked if the lot lines will be changed in final, which will not.

Mr. Wade showed a map explaining how "Road B" was not built before the plan was drawn.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

Mr. Custodio motioned for a resolution amending Yackle/Hahn minor subdivision seconded by Mr. Vizoco.

Roll Call:

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

#091035M Clearwire, Us, LLC Zoned: BP	Minor Site/Variance Block: 13103 Lot: 4 Location: 750 Davistown Rd. Blackwood Existing Tower- antennae's
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Appearing before the Board was Nicholas Menas, Esq. attorney for the applicant. Roger Johnson, PE was sworn and was qualified by the board as an expert.

Mr. Menas supplied a brief description of Clearwire's purpose, how wireless internet works, and the technology behind wireless internet.

Mr. Johnson provides the project's location, the antenna height, and the cabinet size. He explains how the site will not need to be enlarged, but a new concrete slab will need to replace the old one.

Mrs. Commins asked if the equipment that will be used is different from the equipment listed because the model numbers were different.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

Mr. Custodio motioned for the site approval for Clearwire seconded by Mr. Dunn.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Dunn	Yes
Mr. Vizoco	Yes
Mrs. Schulman	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

#091036M Clearwire, Us, LLC Zoned: NVBP	Minor Site Plan Block: 18301 Lot: 19.01 Location: 1191 Williamstown Rd. Blackwood Existing Tower- antennae's
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At 8:10pm, Gene Lawrence was seated for Mr. Custodio.

Mr. Johnson states that the previous testimony will be similar to this application except for the location. The one main difference is there is no pre-existing platform. The platform would be constructed.

Mr. Dunn asked if the tree line would be damaged to which Mr. Menas replies that it will be replaced.

Ms. Commins says it should just be removed.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

Mayor Rau-Hatton motioned for the site approval for Clearwire seconded by Mrs. Schulman.

Roll Call:

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

#081042M Clearwire, Us, LLC Zoned: IN	Minor Site Block: 18601 Lot: 2 Location: 1651 Sicklerville Rd. Blackwood Existing Tower- antennae's
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Mr. Johnson states that the previous applications are almost identical to this one except the proposed compound plan for this site. Chairman Palmer asked how this one is going to be built, and Mr. Johnson stated that it would be on a platform. The plans would have to be updated.

Mayor Rau-Hatton asked about the public coverage of the town. Mr. Arnold Dawman stated that most, but not all, of the town will be covered.

Mr. Johnson explained that if it rains it will slide off the cabinets.

Palmer asked if there would be sidewalks outside this location, and Mr. Johnson replied yes.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

Mr. Lawrence motioned for the site approval for Clearwire seconded by Mrs. Schulman.

Roll Call:

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

#091032M Thomas J. Stollsteimer Zoned: R3	Minor Subdivision Block: 17301 Lot: 2 Location: 714 Jarvis Road Flag Lot
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Earle Hallowell, PLS, PP., gives a brief description about the issue and the history of Thomas Stollsteimer. The home was left to son and now he would like to remodel and subdivide the property.

A request was made for a waiver from the people 200ft. from the side because they are not doing a grading plan, but the law requires that there be a grading plan.

Mrs. Commins requests that the Board of Health approve a septic system.

Mr. Lechner asked about the driveway, and Mr. Hallowell said that a driveway plan will be submitted.

Chairman Palmer asked if there was a buyer at this time, and Mr. Hallowell was there was not an immediate buyer.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

Mr. Vizoco motioned for the subdivision of the property, seconded by Mr. Lawrence.

Roll Call:

Mr. Busa	Yes
Mr. Lawrence	Yes
Mr. DelDuke	Yes
Mr. Mercado	Yes
Mr. Dunn	Yes
Mr. Vizoco	Yes
Mrs. Schulman	Yes
Mayor Rau-Hatton	No
Chairman Palmer	No

10 minute break lasting until 8:50 p.m.

#091019CPSP Benderson Development Co, LLC Cherrywood Shopping Center Zoned: HC	Preliminary Major Site/Variance Block: 13203 Lots: 3 & 4 Location: 1468 & 1490 Blackwood-Clementon Road (2) Retail Pad sites 7,000 sq. ft. each
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Appearing before the Board was Stephen Nehmad, Esq., who introduced himself as representing the owners of Cherrywood Plaza. Mr. Nehmad proposed that the existing part of the shopping center be divided into two parts. He says that the signs and landscaping will compliment the surrounding environment. He is seeking preliminary approval, not final.

Mr. James Biegen, PE, was sworn and qualified by the Board as an expert. He is in charge of overseeing the plan, and he is aware of the conditions of the neighborhood and the site itself.

Mr. John Madden, PP, was sworn and qualified by the Board as an expert. He is the assisting director of planning.

Exhibit A-1 is an aerial photo of the existing environment. Exhibit A-2 is the site plan which lays out several new islands for landscaping, additional parking for the area, drainage improvements, and lighting. The sidewalk will be continued toward the new site and over to the Sleepy's with a cross walk. As of right now there will be 943 parking spaces, and the required amount is 843. Exhibit A-3 showed the new sign which will mimic the building, but it does not meet ordinance at this time. There will be signs on both sides on the roads.

Mr. Biegen was asked about the improvement of the new sites and other improvements to which Mr. Biegen used the exhibits to give a detailed explanation.

It is decided that triangle easement and traffic impact will be put on the plan.

Mr. McKenna requested clarification of the wording in the reports.

A discussion followed on the concerns of an enclosed trash area, which will depend on the tenants. The board recommended that there be an enclosure.

Mr. Busa commented on having a straight answer about the dumpsters.

Mr. Vizoco asked that with this upgraded center the dumpster should be taken care of, but Mr. Davis stated that he cannot comment on it now.

Mr. Busa said that when they come back for the final approval the suggestion of the dumpster will be taken care of.

Mr. McKenna suggested that the engineer show pictures and talk about other problems.

Mayor Rau-Hatton asked about the lease with Kmart, and they have to get consent for any improvements, but it is hard to get them to agree to things.

Mr. Lechner answered that there are grants but only for planning.

Mr. Busa asked how much of the new building site will be paved, to which he found out that island areas will be paved.

Mr. Lechner voiced his concerns about landscaping and parking.

Mr. Busa addressed Mr. McKenna about the parking in the front and the entrances.

Mr. Busa also asked about the parking spaces being striped and does not feel the site is being improved.

Mr. Davis states that they re-stripe the stores' parking spaces every few years.

Ms. Commins asked about the drainage system. The drainage system is up and running at all times.

Mr. Davis commented that the whole parking lot was re-striped. Mr. Mercado then stated that he was there, and there was no re-striping

Mr. Madden asked about the C-2 sign ordinance. The company wants 5 signs, but the ordinance only calls for two (2). Mr. Madden then discussed the importance of the signage. Four (4) test signs that are substantial enough.

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Mr. Davis commented on the trash enclosure, and management said that they would put an enclosure Ms. Commins wants it all the way by the east side and Mr. Davis said they will go with the suggestion.

Mayor Rau-Hatton stated that there was an identity problem being that the mailing address is Clementon. The signs should say Gloucester Township.

With nothing further from the Board, Chairmen Palmer opened this application to the public. With no one from the public wishing to speak on this issue, the public portion was closed.

A motioned was made to table the application to August 11, 2009 meeting.

Roll Call:

Mr. Busa	Yes
Mr. Lawrence	Yes
Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Dunn	Yes
Mr. Vizoco	Yes
Mrs. Schulman	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

Meeting adjourned at 11:30 p.m.
Next meeting on July 28, 2009