

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, July 28, 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	Absent
Mr. Dunn	Present
Mr. Lawrence	Present
Mr. Mercado	Present
Mrs. Musser	Absent
Mrs. Schulman	Present
Mr. Vizoco	Present
Mrs. Commins	Present
Mr. Lechner	Present
Mayor Rau-Hatton	Absent
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.

Chairman Palmer seated Mr. Dunn for Mrs. Musser and Mr. Lawrence for Mayor Rau-Hatton.

Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

#091016PFS Knoll Run Condominium Assoc.	Preliminary & Final Site Block: 20801 Lot: 1
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Mr. Custodio made a motion to approve the resolution seconded by Mr. Dunn.

Roll Call:

Mr. Vizoco	Yes
Mr. Dunn	Yes
Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Lawrence	Yes
Mrs. Schulman	Yes
Chairman Palmer	Yes

#091022CM South Jersey Homes, Inc.	Minor Subdivision/Variance Block: 7301 Lot: 5
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Mr. Custodio made a motion to approve the resolution seconded by Mr. Lawrence.

Roll Call:

Mr. Vizoco	Yes
Mr. Dunn	Yes
Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

#0911025M Cello Partnership/Verizon	Minor Site Block: 14002 Lot: 5
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Mr. Vizoco made a motion to approve the resolution seconded by Mr. Busa.

Roll Call:

Mr. Vizoco	Yes
Mr. Dunn	Yes
Mr. Busa	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

Applications for Review

Camden County Emergency Communications Tower	Camden County College
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Dennis Hayes, CCMS Consultant; Richard Feeney, civil engineer; and Dom Velcco, radio frequency consultant were all sworn in.

Mr. Velcco hands out a packet, and Chairman Palmer announces that rather than a vote, this application will need a letter from the board stating their approval.

Mr. Velcco describes how the current frequency system uses 500 megahertz, and all the police, fire companies, and EMS use the current system. The new system will be available to all 37 municipalities. It will offer multiple channels, more capacity, and cleaner frequencies, and it will grow. The company wishes to update the system with better coverage. The system they will use is the P25 which is digital and is the greatest frequency available to public safety. There will be radio waves between towers which will connect one site to all sites. The police, fire companies, and EMS will all use same system instead of different ones. A diagram was shown where the tower site will be. CCC is the best choice for the location of the tower.

Laura states that this tower will not be for commercial use, just strictly governmental.

Mr. Velcco shows Diagram A which demonstrates the township without the coverage they have now, and Diagram B shows the coverage they expect to see

with the new frequency. Because of the wildlife and the wetland, the tower will need to be a certain height.

Mr. Chairman asked how tall the tower would be, to which Mr. Velcco responds 320 feet. Chairman says it will be too high over the max. However, if the site is just governmental then it will be exempt, but if it is a commercial site, it will not be exempt.

Mr. McKenna is worried the people who live around the tower will complain because it is not a subtle tower, but Chairman Palmer again stated that if it is governmental, it will be exempt.

Mr. Velcco says that all the other towns were courtesy calls, and the towers were up to 340 feet.

Mr. Custodio asked if Camden County College is a prime site due to its 85 feet above ground level and what makes it better than the Lakeland prime site.

Mr. Velcco says that if they went with Lakeland, they would have had to build another site within Gloucester Township, and due to the wetland, the tower would have had to be 400+ feet.

Mr. Fanely said the update will allow constant communication without interference, and there is no cost for the township because the county will pay the cost. It will have a generator and a backup generator.

Mr. Haze shows Exhibit D which is a letter from the New Jersey Wildlife Association approving this site. He shows a diagram laying out where the site of the tower will stand.

Mr. Fanely shows Exhibit F which shows where the generator and back up will be placed.

Chairman Palmer asks if there will be structural support lines, and Mr. Fanely says that it will stand on its on.

Mr. McKenna asks where the fall line is in reference to student parking, and Mr. Fanely replies that they will have to wait and see.

Mr. Custodio asks what kind of barrier will be around the tower and what security will be provided, and Mr. Fanely says an 8 foot chain link fences with barbwire will surround it. The only public access will be by the county, and there will be cameras.

Chairman Palmer asks if there will be FFA lights, and Mr. Fanely explains the light plan, which includes FFA lights.

Chairman Palmer says Mr. Lechner will issue a letter saying the company appeared at a public hearing.

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

Mrs. Schulman made a motion to approve the issuing of a letter seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Mrs. Commins	Yes
Mr. Lechner	Yes
Chairman Palmer	Yes

<p>Camden County Technical School Campus Zoned: IN</p>	<p style="text-align: right;">Site Plan New Auditorium @ Gloucester Township Campus/Support Space Addition - 22,000 sq. ft. to Bldg. #2 Schematic for Generator Replacement Location: 343 Berlin Cross Keys Road Sicklerville</p>
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Dave Patterson introduces himself, and John Gibson, architect; Jim Clark, business administrator were sworn in.

Mr. Clark confirms that the Technical School authorized the application.

Mr. Gibson reviews the structure that will be added to the Technical School. It is a new auditorium that is composed of 600 seats, and it will be 22 thousand square feet. They will remodel 15 thousand square feet of the existing space. They will also replace their emergency generators. Mr. Gibson says he will need a letter stating the Board has no objections to the plan.

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

Mrs. Schulman made a motion to approve the issuing of a letter seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

<p>#091034FSP R.C. Church of St. Jude Zoned: IN</p>	<p>Final Major Site Plan Block: 19102 Lot: 6,7, & 8 Location: 402 S. Black Horse Pike Blackwood Church Affiliated School</p>
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Chairman Palmer steps down, and Vice Chairman Custodio steps in.

John Wade introduces himself and asks for the final approval of the Board, and Mhmad Pamous, engineer, was sworn in.

Mr. Wade explains that all the trailers will be removed or relocated as ordered in the May 26, 2009 meeting.

Mr. Pamous explains that they reevaluated the wetlands.

Mr. Commins asks Mr. Pamous to approximate where the wetlands are, and Mr. Pamous explains that they are 200 feet from the additions.

Mr. Wade says there will be a clean parking area, and they agreed to remove the existing refuge enclosure. Mr. Wade also explains they will agree and comply to the rest of the items in the report.

Mr. Lechner asks about the signage for the new building, and Mr. Pamous says they want signage.

Mark Denafro, contractor, is sworn in. He explains the sign will say "Our Lady of Hope Regional Catholic School" with an emblem. Its size will comply with the ordinance. They will be stainless steel letters.

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. Busa made a motion for final site plan approval and for relief from condition H seconded by Mr. Dunn.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes

<p>#091030PSP Divine Mercy Cemetery Zoned: IN</p>	<p>Preliminary Major Site Plan Block: 14003 Lots: 13,14,15, & 23 Location: Peter Cheeseman Road Blackwood Office Site/crypt spaces & niche spaces</p>
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Vice Chairman Custodio steps down, and Chairman Palmer steps in.

Robert Carrey was introduced as the director of the Camden Diocese.

The proposed plan of the new cemetery would accompany 60,000 ground burials, 2,000 crypt spaces, and 488 niche spaces. The ground would be 1250 square feet including an office and a smaller maintenance building. It would be managed by one office personal and 3 cemetery workers including one superintendent. The hours would be Monday through Friday, 7:30 a.m. to 4:00 p.m. On the weekend it will most likely be closed, but there is an option to be open on Saturday from 11:00 a.m. to 3:00 p.m. Funeral processions could be 15-20 cars long which would park on site guided by cemetery personal.

Lawrence Divetro, PP; James Vena, traffic consultant; and Paul Lapiait, engineer; were all sworn in.

Mr. Divetro introduces exhibit A which is a composite map of the site. Lot 11 would remain an independent lot, and Lot 13 would also remain there, but it would be readjusted. Out of the 113 acres, 62.7 acres is development area that would be the cemetery, and the other 50.3 acres would be a conservation area. There would be no onsite lighting, and the landscaping would be compatible with the ordinance. He explains that there was no other site that would hold as many plots, and Gloucester Township is in need of cemetery space. In 60 to 80 years, 1,200 plots would be taken. Exhibit B was entered depicting the two entrance signs. The 1250 square foot office building would be off the primary entrance containing 8 parking spaces. The 15000 square foot mausoleum and chapel will have 22 parking spaces. The 1800 square foot matanance office will be off the second entrance and contain 4 parking spaces. Entire front will be fenced with a six foot aluminum picket fence, and the rest of the property would be secured. Cemetery is composed of criss-cross roads, and there are nine garden mausoleums.

Exhibits C, D, E, and F were entered showing pictures of the columbarium courts and mausoleums.

Divine Mercy requests a waiver to add more lighting to Peter-Cheeseman Road near the cemetery because they believe it is necessary for the public. They ask for approval to add sidewalks on Peter-Cheeseman Road near the cemetery, but that will be put on hold for another time. They ask for a one way entrance and one way exit, and they each would be twenty feet. There is eight feet between the plots and the road.

Chairman Palmer asks about widening the road for safety concerns.

There is a trash dumpster facility on site, but there was a discussion where the reeds, blankets, and flowers on the grave would be disposed. Robert Carrey was sworn in. He said that blankets will be kept in 15 and 30 yard containers, and flowers and reeds will be thrown out 3-5 days after placed there in trash container.

There are basins inside the cemetery, but they do not want to fence them in because it would take away from the cemetery's environment. They decided there will be no fencing inside; only outside.

They will comply on the drainage system matter.

Divine Mercy requests a waiver to curb the internal traffic area except chapel area, entrance, and office.

Divine Mercy requests a waiver to curbing a part of Peter-Cheeseman Road at the entrance.

Divine Mercy requests waiver to disallow pedestrians in cemetery by putting up gate. This issue will be decided at a later time,

James Vena, traffic consultant goes over the road plan of the cemetery which are consistent with traffic guidelines. They do not want a stop sign at the T-shaped intersection, but they will consider painting the asphalt.

Mr. Lechner asks if the parking will be adequate with the seating capacity in the chapel. Since the chapel holds 50, the parking is adequate, and the road can hold overflow.

Mr. Custodio suggests a walk way in front of the cemetery for walk-in traffic.

With nothing further from the Board, Chairman Palmer opened this application to the public. Father Mark Cavanaro wished to testify in favor of the cemetery. He says that the clergy of St. Agnes Church are relieved to have another cemetery close by since St. Joe's is filling up.

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 the preliminary site plan, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Schulman	Yes
Mr. Vizoco	Yes
Chairman Palmer	Yes

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