

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, August 25, 2009

Chairmen 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	Absent
Mr. DelDuke	Absent
Mr. Dunn	Present
Mr. Lawrence	Present
Mr. 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 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.

Chairmen Palmer seated Mr. Lawrence for Mr. Custodio and Mr. Dunn for Mr. DelDuke.

Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

No minutes for memorialization

Applications for Review

#091054CM Raymond Wychowanec	Minor Subdivision/Variance Block: 705 Lot: 17 Location: 820 Price Ave. Glendora
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Appearing before the Board is John Cady, Esq. was sworn by the Board.

Mr. Cady asked the Board for two variances. The variances are for a front set back and side yard set back. Requirement for the front set back is 20ft and the proposed lot is 12.73ft. Requirement for the side yard is 10ft, and the proposed is 4.84 ft. The purpose is due to a pre-existing house on the property and a bump out on the existing house where the steps go into the house. With the property being subdivided, this would encroach into the set back. There will be no other building or construction that will be within that set back.

After review of all the reports the applicants agree to compile with all the requests and voluntarily agree to place sidewalks on the new lot. The applicants also agree to have two (2) stalls for off street parking.

Chairmen Palmer asked about the new lot, about the plans, and about any family members moving in. Mr. Cady replied that house will be put on the market.

Chairmen Palmer also asked if there will a driveway for the new lot or on street parking. The new property will have on street parking.

Mr. McKenna stated that if they bumped the sideline away from the steps, then they would encroach the other side and have to get a variance on the other lot.

Mr. Lechner and Mr. McKenna agree that with the frontage, since it's an existing condition and not being further aggravated that it don't require a variance. There will be one variance for the side yard and one waiver for the parking.

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

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

Roll Call:

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

New Ordinance

Mr. Lechner provides all the board members with a copy of an ordinance that is in front of council. The ordinance is to amend application and escrow fees. The "C" variance (bulk) legal escrow mainly applies to the Zoning Board. Due to the preparation for special meeting they would also like to raise the fee.

Mrs. Schulman made a motion to accept the new ordinance, seconded by Mr. Dunn.

Roll Call:

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

A motion was made to go into closed session to discuss litigation.

Roll Call:

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

Mr. Lawrence made a motion to go back into open session, seconded by Mr. Vizoco.

Roll Call:

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

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary