

TOWNSHIP OF GLOUCESTER
PLANNING BOARD
Tuesday, October 27, 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	Present
Mr. DelDuke	Absent
Mr. Dunn	Present
Mr. Lawrence	Present
Mr. Mercado	Present
Mrs. Musser	Present
Mrs. Schulman	Absent
Mr. Vizoco	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.

Chairmen Palmer seated Mr. Dunn for Mr. DelDuke and Mr. Lawrence for Mrs. Schulman.

Minutes for Memorialization

Mr. Custodio made a motion to approve the minutes from March 10, 2009, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

Mr. Custodio made a motion to approve the minutes from March 24, 2009 meeting, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

Mr. Custodio made a motion to approve the minutes from May 26, 2009 meeting, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

Resolutions for Memorialization

<p>#091045M Clearwire, US, LLC 543 Somerdale Rd</p>	<p>Minor Site Plan Block:3601 Lot: 3</p>
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Mrs. Musser made a motion to approve the resolution, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

#091060M Clearwire, US, LLC 1729 Erial Rd	Minor Site Plan Block: 13901 Lot: 8
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Mr. Vizoco made a motion to approve the resolution, seconded by Mrs. Musser.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

#091061CPSP AP Construction Zoned: GI Zoned/DESCO	Completeness for EIS & TIS Block: 12408 Lot: 2 & 3 Location: 111-112 Lakeland Road
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Mr. Custodio made a motion to approve the resolution, seconded by Mr. Vizoco.

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes

Applications for Review

#091061CPSP AP Construction Zoned: GI Zone/DESCO	Preliminary Site/Variance Block: 12408 Lot 2 &3 Location: 111-112 Lakeland Road
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Appearing before the Board is Frank W. Thatcher; Allen Ippolito, PE; Amaedeo Petrongolo, Applicant was sworn and qualified by the Board as an expert.

Mr. Petrongolo explains that the site went through two phases. The first one was to knock down the building that was at the corner of Barbara Lane and Lakeland Rd. The second phase was to go for no further action, which would clean up the property. The clean up consisted of getting around 1800 tons of imperial and getting rid of the tanks. At this time, they are working on getting the no further action. Once they receive that, they can further their improvements. Mr. Petrongolo further explains the use of the building for maintenance. They will be storing and maintaining their vehicle and machines. The outer area will be a "lay down" area, which is just storage of their machines.

Mr. McKenna asks if it's still the plan to renovate the interior and exterior. Also, the site is being used for vehicle maintenance and repairs, and it will be written up as so.

Mrs. Petrongolo replies that the renovations are still as planned and the location is for vehicle maintenance and repairs. The site will only be occupied by employees and only their equipment. Mr. Petrongolo plans to repave the site with 2 or 3 inches of binder, due to the site being for long term use. Mr. Petrongolo, using a diagram, explains the areas of clean up, improvement, and where the site will be paved. There will also be continuing test of the wells until the level are suitable for a no further action from the DEP.

Chairmen Palmer asks if there has been sampling done.

Mr. Petrongolo replies that the gentleman in charge of that part of the project couldn't be there tonight. There has been sampling done, and it will continue possible quarterly or yearly according to the DEP. The 1800 tons of contaminate have been removed and been disposed of properly.

Ms. Cummings explained that there were a number of sources, above and below ground tanks with miscellaneous chemicals and spray booths that vented through the roof of the building.

Mr. Custodio asks if their current site and the new one will become one. They are using the current site driveway entrance, and they news site is blocked off. The fencing around the site is fenced off. Is there a plan to put new fencing around the property?

Mr. Thatcher responded that they are two separate properties, but since they are owned by the same company, they would keep it that way. As far as the fencing, they will be re-doing all the fencing around the property.

Chairmen Palmer gets the application back on track to go through the application and discuss what they don't agree with.

Mr. Thatcher asks for a waiver to item #3. This item relates to changes in the existing building, and there are no changes to the existing building.

Mr. Lechner explains that it goes contrary with their redevelopment agreement says. They state that they will make improvements to the exterior.

Mr. Thatcher explains that they redevelopment agreement wasn't written by him.

Mr. McKenna tries to explain that whoever wrote the redevelopment agreement says that the exterior will be repair or replaced reasonably and that there will be an exterior renovation. Mr. McKenna asks him to explain since it is not clear.

Mr. Thatcher explains that they are redoing the parking lot and new fences.

Mr. McKenna tries to clarify that they aren't going to do anything to the exterior one building one and two. Will there be no lighting or painting?

A lengthily discussion between the applicant and Board followed about the redevelopment agreement and what will be done.

Chairmen Palmer states that if they are willing to paint the building like the artistes rendition then they will more than satisfied. Mr. Petrongolo agreed to do so.

Mr. Thatcher asks for a waiver for the labeled parking space and handicap ramp. This is due to the limited amount of employees that will be on site. Also, there will be no public or handicap employees.

Ms. Cumming doesn't agree with that and would like to see some sort of parking area.

Mr. Lechner asks if they are going to get a waiver for the access to the driveway, and if a cross easement will be use to get to the other site. They might not always own the property.

Mr. Thatcher replies that for now they are going to leave it the way it is. If the time comes that they are going to sell the other property, then they would put in a cross easement.

Mr. Petrongolo asks for a waiver for the traffic control devices due to the fact that they are using the existing access. They are going to look into more lighting for the lots.

Mr. McKenna states that for the fire hydrants, all have to do is list where they are located.

Mr. Thatcher would like to ask for a waiver for the architecture renderings.

Mr. Lechner replies that due to their checklist that is adopted by ordinance state that the Planning Board or Zoning Board may not wave this. They will have to revise and update what they are going to do to the building.

Mr. Thatcher explains they would like three (3) variances. One is to make the fence 8ft instead of 6ft. This is due to the fact that they don't want to put barbwire on the top. The second is for the 75 ft intersection of curb lines where thirty (30) is the maximum allowed. Finally, a variance is wanted for a chain link fence which is only permitted for utility, telecommunication, warehousing, and institutional uses.

Mr. Custodio would like to see all the fencing is the same height, so it would all look the same.

Mr. Lechner would like to suggest that the vertical slats with the top and bottom locking channels work better than the diagonal slats.

They would like to ask for a waiver for the plan to show all pole mounted light since they closed off the driveway. They would like a waiver for the curbing around of the parking area. With the type of machinery they will have in there, it would only get destroyed. Also, they want a waiver for the storm water management since they fall under the NJ State standards. They are under less than acre of disturbance and the run off from the site won't increase base on the proposed redevelopment of the site.

Mr. Ippolito explains that a number of poles and overhead wires have been removed. The only thing that remains is an existing line coming off a pole on the corner of Lakeland Rd.

Mrs. Musser asks about the storm water drainage.

Mr. Thatcher explains that under state regulations you are required to address storm water management if you disturb more than one acre of land or if you increase your impervious cover. The total area being disturbed on this site is less than an acre. The amount of run off won't be more than there is currently.

Mr. Lechner brings attention to the fact the plans need to be revised to show the correct lot size within the zoning table.

Mr. Thatcher asks for a wavier for the dedication to Barbara Lane. This is asked because they aren't increasing but actually decreasing traffic on Barbara Lane.

Mr. McKenna states that it is an ordinance requirement, but he is welcome to request it.

Ms. Cummings would like correct that there are actually sidewalks on Barbara Lane. The applicants are going for a no further action, but they have not addressed their ground water contamination issues. With respect to that, they need to make sure the DEP is accepting submittals and not just a licensed remediation professional.

Chairmen Palmer expresses concern with the well house across the street.

Mr. Ippolito responds that if the well has been impacted then it has been impacted already. The fact that they have taken out contaminates and cleaned up the site.

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.

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

Roll Call:

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. Dunn	Yes

October 27, 2009

Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Vizoco	Yes
Chairmen Palmer	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary