

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday June 25, 2019

Chairman Dintino calls meeting to order
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Dintino requested a Roll Call.

Roll Call:

Mr. Guevara	Present
Mr. Kricun	Absent
Councilman Hutchison	Present
Mrs. Bradley	Absent
Mrs. Rossi	Present
Mr. Thomas	Present
Mr. Hojnowski	Absent
Mrs. MacPherson	Absent
Ms. Botsford	Present
Mrs. Costa	Present
Chairman Dintino	Present
Ms. Lentini, Esq.	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Dintino asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Chairman Dintino announces general rules of the meeting.
Chairman Dintino asked Mrs. Rossi to sit for Mr. Kricun. She agreed.
Chairman Dintino asked Ms. Botsford to sit for Mr. Hojnowski. She agreed.

Minutes for Memorialization

Minutes from June 11, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mrs. Rossi made the motion seconded by Mrs. Costa

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

Resolutions for Memorialization**0-19-05****Amending Ordinance
0-03-03 Performance Guarantees**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-06**Amending Ordinance
0-12-26 Lakeland Complex
Phase 1 Redevelopment Plan
Redevelopment & Housing Law**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-07**Amending Ordinance
0-04-13 Titled the Blackwood
West Redevelopment Plan
In Accordance w/ the Redevelopment
Housing Law**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

0-19-08

**Ordinance Repealing & Replacing
Article X: Affordable Housing &
Procedural/Eligibility Requirements of
Ordinance 0-03-03 Land Development**

Chairman Dintino asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

**Resolution Recommending
Designation of Portion of Study Area
as an Area in need of
Non-Condensation**

**Redevelopment Study &
Preliminary Investigation Study
Of College Drive
Block: 13103 Lots: 3, 3.01, 4-13**

Chairman Dintino asked for a motion to adopt the Resolution.
Mrs. Costa made the motion seconded by Ms. Botsford.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes

Application for Review

**Camden County
Health Services
Zoned: Lakeland
Redevelopment Zone**

**Courtesy Review
Location: 425 Turnersville Rd.
Block: 12304 Lot: 1
24' x 48' Pole Barn Animal Shelter**

NOTES:

Mr. Lechner introduced the application as a courtesy review that was not required to have a site plan but was required to present the project to the Board for compliance and consistency with the townships master plan.

Laura Paveroff assistant from the Camden County Council approached the podium introduced herself and a colleague Chris Waldrin from Camden County Sustainability Office who would briefly outline the proposed plan.

Mr. Waldrin stated that the project was adjacent to Homeward Bound Animal Shelter formally the Camden County Animal Shelter on County House Road.

The project which is two part: 1) construction of a 25' x 48' pole barn for storage of items needed within the shelter. 2) increase the parking lot size by 40 additional space using stone dust instead of asphalt.

Mr. Waldrin stated that the shelter will shelter about 4000 animals per year thus there will be an increase of staff and visitors to the shelter requiring the above.

Mr. Bach mentioned for the record that the parking lot increase might be more than ¼ acre increase thus requiring a look at the storm water runoff. It must be determined if it is a minor or major development, whereas the latter being more than 5000 ft. sq. disturbance would need soil erosion sediment control.

Mr. Bach also stated the DEP under storm water management considers all stone impervious, other than that there is no objection to what is proposed.

Mr. Lechner stated that the property is in the institutional zone allowing the use to be permitted since it is consistent with the townships master plan.

Chairman Dintino asked if there were any question from the Board?

None

Chairman Dintino asked if there were any questions from the Public?

None

Chairman Dintino asked for a motion to approve the application.
Mrs. Costa made the motion seconded by Mr. Thomas.

Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	Yes
Chairman Dintino	Yes

#191019M

Duane & Michelle Little

Zoned: R1

Minor Subdivision

Adjusting Lot Lines

Block: 20601 Lot: 21

Block: 20601 Lot: 21.01

Location: 1068 & 1070

Chewslending Road, Blackwood

Seeking to move property line in

The rear of 1068 & add frontage

(100ft.) to 1070 Chewlanding Rd.

NOTES:

Mr. Duane Little approached the podium, sworn in. Mr. Lechner asked him to explain what he proposed to do with his property.

Mr. Little stated that the property was willed to him from his mother. He is looking to make both lots exactly the same size despite the existing structures and drawings from 20 years ago. He further states the back property is shorter than the front and is asking to move that property line up 100 ft. so that both properties are almost similar in size.

Mr. Bach stated he was asking for a Variance to move the property line of the rear lot considered a flag lot closer to Chews Landing Rd. with Mr. Little replying yes.

Mr. Bach also noted to ensure exiting utilities were not a part of the move which Mr. Little confirmed they were taken care of 20 yrs ago when this was first initiated.

Notes on the plans have to be made by Mr. Donovan for future utilities to the rear lot, not the access, to be submitted to Mr. Lechners' Office.

Mr. Little stated that nothing will be changed on the lots other than the property line. Mr. Bach stated that there was a small piece of triangle property used for driveway to access the lot had to be included in the deed as a right of way.

Chairman Dintino asked if there were any question from the Board?

None

Chairman Dintino asked if there were any questions from the Public?

None

Chairman Dintino asked for a motion to approve the application.

Mr. Thomas made the motion seconded by Mrs. Costa.

Roll Call:

Mr. Guevara	Yes
Councilman Hutchison	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

22:32

#191001PF
MIPRO Homes
Zoned: SCR 1A-Apt.
Overlay

Preliminary & Final Major Site Plan
Block: 8401 Lot: 12.02
Location: 1495 Chews-Landing
Clementon Rd.
Proposed: Construction of
(3) Apartment Buildings
(36) One Bedroom Units
(18) Two Bedroom Units
(18) Three Bedroom Units
(170) Parking Spaces
Other Site Improvements

NOTES:

Mr. Jeff Brennan, Esq. approached the podium representing MIPRO Homes LLC. concerning the property 1495 Chews-Landing Rd. about 4.99 acres. This property is a part of the fair share housing plan. The proposal is for a 72 unit apartment complex spaced evenly between three buildings, 24 units within each building and of the 72 Units, 11 Units would be designated as affordable. Mr. Brennan introduced his colleagues Mr. Jim Holiday-Architect, Mr. Michael Brown- Engineer and Allen Epilito Site Plan Design Engineer, all sworn in together.

Mr. Brennan introduced Mr. Epilito to describe the site plan layout using the drawing he provided and labeled as A1- Site Plan.

Mr. Epilito continued to describe:

- How the buildings would be situated on the lot.
- Where the access road is located.
- The location of the 178 parking spaces.
- Described the landscaping design and location.

Mr. Epilito also indicated that the storm water management drainage pond would be located in the north-west corner of the property.

Signage for the property would come at a later date with approval from the Board.

Mr. Brennan asked to discuss the letter from the Board. Mr. Bachs letter was reviewed for a quick discussion on items needing waivers (ie.: Sign application, Access Points, Access Drive in relation to traffic light, Grading within 5' of boundary line and trash enclosures).

Mr. Bach did not see any further issues in terms of these waivers.

Mr. Brennan then discussed Mr. Lechners letter. Mr. Lechner concerns were minimal. Points of concern were: Property expansion plans, On site streams, Traffic channel, Fire lanes, Site lighting for walkways & parking lot.

Mr. Lechner brought up the waivers of performance and design plan that the applicant suggested. Mr. Brennan stated that #4 the cross sections in this instance is usually not required for the road but cross section profile of the utilities is contained within the plan. Section #3 100' length for access drive already discussed.

Mr. Lechner clarified that they were asking for Waivers for all three sections.

Mr. Brennan stated they would comply with the site plan conditions.

Mr. Lechner stated that he wanted to clarify conditions. He is unclear how the conditions set forth by this Board will be followed and completed. This application is part of the Fair Share Housing Act, who reconciles all the information from the Boards approval?

Mr. Brennan stated that the conditions for approval would be memorialized in the resolution such that it must be completed and documented.

Mr. Mike Brown approached the podium and stated he reviewed the application.

Mr. Brown prepared a traffic impact study and continued to explain how the results were calculated (ie. traffic counts, trip generation, counts at the east & west intersection, peak hours and DOT growth rate). The results tallied, showed the two intersections as well as the proposed site access would function within acceptable levels of service.

The proposed site layout of parking lots and access provide adequate accessibility.

Mr. Brown explained that none of the existing levels of service will degrade with the development of this property. He continued to explain the specific levels of service at each site that was in the study and at peak hours.

There is a school across the street but bus pickup at the site not sure since that is up to the school district but there will be up to 40 district busses passing the site daily.

Mr. Brown continued to address the minor concerns of the Board letter concerning traffic and questions from Mr. Lechner.

Mr. Jim Holiday approached the podium and introduced the architectural drawings listed a A2. He introduced drawings that were renderings of elevation showing each building having 24 units. He continued to describe the architectural features of the buildings such as horizontal siding, manufactured stone faced, stepped entrances. Each building would be approximately 40,000 ft. sq, 84 ft. depth and 184 ft. width. He continued to describe each level of the buildings that would have 1, 2 & 3 bedrooms, two fire rated stairwells and an elevator.

He concluded with no further few questions from the Board.

A resident had a few questions of concern that were expressed before the end of the presentation. The questions were satisfactorily answered by Mr. Brown and Mr. Bach.

Chairman Dintino asked if there were any question from the Board?

None

Chairman Dintino asked if there were any questions from the Public?
No other than the earlier resident commented.

Chairman Dintino asked for a motion to approve the application.
Mr. Thomas made the motion seconded by Mrs. Rossi.

Councilman Hutchinson left in the middle of this presentation, so unavailable to vote.

Roll Call:

Mr. Guevara	No
Councilman Hutchinson	--
Mrs. Rossi	Yes
Mr. Thomas	No
Ms. Botsford	No
Mrs. Costa	Yes
Chairman Dintino	Yes

Ms. Lentini recognized the tie vote and clarified that the applicant was only requesting waivers and not variances. Therefore, she explained to the Board that there was NO reason to deny the application. She requested another vote.
Chairman Dintino asked for another roll call vote.

Roll Call:

Mr. Guevara	No
Mrs. Rossi	Yes
Mr. Thomas	Yes
Ms. Botsford	No
Mrs. Costa	Yes
Chairman Dintino	Yes

General Correspondence

Application for renewal of NJDEP Statewide Multi-Permit for Vegetative and Structural Maintenance within Power Line Rights of Way.

Chairman Dintino asked for a motion to adjourn the meeting.
Mr. Guevara made the motion seconded by Mrs. Rossi..
Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak