

**Township of Gloucester
Planning Board Agenda REVISED
January 13, 2015**

Salute to the Flag
Opening Statement
Roll Call
General Rules

Meeting will start at 7:30 P. M.

No new applications will be heard after 10:00 P. M.

All persons testifying before the Board must be sworn in.

The Board Chairperson reserves the right to hear applications in any order

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording
Secretary

Appointment of Solicitor
Appointment of Engineer/Conflict
Engineer/Traffic Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – September 9, 2014

Minutes for Memorialization – October 28, 2014

Minutes for Memorialization – November 25, 2014

RESOLUTIONS FOR MEMORIALIZATION

Glen Oaks Redevelopment Plan Admendment to No. 4
Business Park Overlay Zone Ordinance O-97-017

Wawa, Inc. E-mail Minor Site Plan
#041083FSPM-A2 Block: 14008 Lot: 2

Senior Housing Campus II Request for Extensions
#101022MPSP E-Mail Block: 12301 Lot: 4

APPLICATIONS FOR REVIEW

MEETING ADJOURNED

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, September 9, 2014

The meeting was called to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Present
Mr. Dority	Absent
Mr. Gallo	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Owens	Absent
Ms. Pinolini	Absent
Ms. Washington	Present
Chairman Kricun	Absent

Also present is Edward Brennan, Esq. who swore in the Board professional, Kenneth D. Lechner, PP, AICP, Board Planner, were qualified as experts.

Minutes for memorialization

Mr. Mercado made a motion to approve the minutes from August 12, 2014, seconded by Mr. Gallo.

Roll call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Mr. Mercado made a motion to approve minutes for June 10, 2014, seconded by Mr. Jones.

Roll Call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Resolutions for Memorialization

The Reserves @ Independence Square #141014CPF	Preliminary/ Final Subdivision Block: 18302 Lots: 3 &4
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Mr. Mercado made a motion for approval, seconded by Mr. Gallo.

Roll Call:

Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Geoffrey G. Pass #141033SPW	Site Plan Waiver Block: 5504 Lot: 2
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Mr. Mercado made a motion for approval, seconded by Mr. Gallo.

Roll call:

Mr. Gallo	Yes
Mrs. Costa	Yes
Mr. Mercado	Yes

Mr. Lechner wanted to let the board know that next year the Master Plan is due for renewal. This time they might be getting some interns from Rowen University to assist. Also, they might have some planning board members be on the committee. Mr. Lechner briefly went over a few things that are now in the plan, things that they want to change and a few items that they want to add. They will be looking for someone that specializes in this field. The Gentleman who last worked with the township on it has since passed.

Meeting Adjourned.

Courtney Mosiondz

Courtney Mosiondz

Recording Secretary

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, October 28, 2014

Chairman Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Present
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Absent
Chairman Kricun	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner, were qualified as experts.

Chairman Kricum seated Mrs. Pinolini for Mr. Jones and Mr. Dority for Mrs. Washington.

Minutes for memorialization

No minutes for memorialization

Resolutions for Memorialization

No resolutions for Memorialization

Applications for Review

<i>Kojeski Construction #141047MS</i>	<i>Minor Subdivison Block: 7903 Lot: 2</i>
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Appearing before the board was John Wade, Esq. representing the applicant. Also appearing was Addison Bradley, planner was sworn and quialifed as a professional.

Mr. Wade explained that this application is a minor subdivision with no variances. They were also in agreement with both planner and engineer's comments. A copy of the revised plans was also submitted.

Chairman Kricum asked about the wetlands and if there was going to be any issues. Mr. Bach answered that there is wetlands, however, they have already provided that there will be no impact.

Mr. Bach also wanted to mention the basin and whom would be maintaining it after the lots are sold. Mr. Wade replied that Mr. Kojeski, the applicant, would maintain the basin. After a short discussion the maintenance of the basin will be recorded in the new deed within 30 days.

With no questions from the board members chairman Kricum opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Due to the closing of the property Mr. Brennan had a resolution for this application already completed.

Mr. Owens made a motion to approve this application with the conditions and record of new deed within 30 days, seconded by Mr. Guevara.

Roll call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricun	Yes

Mr. Owens made a motion to approve the resolution for this application, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Pinolini	Yes
Chairman Kricun	Yes

<i>Frank Bisconti #141011SPW</i>	<i>Clarification of Resolution/ Site Plan Block: 4301 Lot: 4</i>
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Mr. Lechner explained to the board that application as for a catering place is being turned into a restaurant. The location is on Lower Landing Road, right after the turn onto route 42 north. The plan showed behind the restaurant a storage building and another storage building/ office. The construction official questioned if they can have an office in a storage building, thus holding up the certificate of occupancy. The applicant was asked to come in front of the board just to clarify what is there.

The applicant wasn't present however, Addison planner the applicants planner was. Mr. Brennan swore Mr. Addison Bradley as a professional.

October 28, 2014

Mr. Brennan asked Mr. Bradley if the picture and descriptions for the buildings was presented when they were approved. Mr. Bradley replied that they were. Also, with the building in question, after a recently seeing the site, has non-perishable stock along with a desk and computer. Mr. Brennan stated that since the applicant had the drawing with the description when they were approved, there was no intention of misleading. Also what was stated in the resolution covers what they are using the building for. There will be no voted needed.

There werent questions from the board members or the public. Mr. Lechner informed the board that the next meeting is not until November 25, however at this time there is no applications.

Meeting Adjourned.

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, November 25, 2014

Vice Chairman Owens called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement.

Roll Call:

Ms. Costa	Absent
Mr. Dority	Present
Mr. Gallo	Absent
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Absent
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Absent
Chairman Kricun	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner, were qualified as experts.

Vice Chairman Owens seated Mrs. Pinolini for Mr. Jones and Mr. Dority for Mrs. Washington.

Minutes for memorialization

Mrs. Washington made a motion and second for September 9, 2014.

Mr. Dority made a motion to approve October 28, 2014 minutes, seconded by Mrs. Pinolini.

Roll Call:

Mr. Dority	Yes
Mrs. Pinolini	Yes
Vice Chairman Owens	Yes

Resolutions for Memorialization

No resolutions for Memorialization

Applications for Review

Wawa, Inc. #041083FSPM-A2	Minor Site Plan Block: 14008 Lot: 2
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Appearing before the board was Tyler Prime, Esq. representing the applicant. Also appearing was Kristin Ritz, Engineer Project Manager and Ronald Klos, PE was sworn and qualified as a professional.

Mr. Prime explained that they were in front of the board previously to convert two pumps from regular gas to diesel. Now they were back to take those pump and convert them into both. This pump is called three plus one, which s a multipurpose pump.

Mr., Klos explained that they would be conversion one of the three tanks underground. There will be some minor trenching to change some piping. When all is finish they will replace the concrete slab. The whole project should only take a few weeks.

Mr. Lechner and Mr. Bach had no objections.

With no questions from the board, Vice Chairman Owens opened the application up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Dority made a motion to approve the application, seconded by Mr. Guevara.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Senior Housing Campus II #101022MPSP	Request for Extension Block: 12301/4
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Appearing before the board was Albert K. Marmero, Esq. representing the applicant.

Mr. Bach had to rescues himself from this application since he was the engineer for the redevelopment.

Mr. Marmero explained that they were in front of the board and received approval. They are now under contact to purchase the property and the approval that was given. They rely on funding from the state. At which time they are waiting receive. They needed an extension in the event the funding comes thru after June 2015. With the extension they will have until June 2016. With out the extension there could be hindrance on the contract from going through.

Mr. Brennan will prepare a resolution.

With no one from the board wishing to speak, Vice Chairman Owen open the application up to the public. With no one from the public wishing to speak the public portion was closed.

Mrs. Washington made a motion to approve the extension, seconded by Mrs. Pinolini.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Ordinance O-14-18

Mr. Lechner informed the board that they needed to make a recommendation to council if they are in favor of the ordinance.

November 25, 2014

The location is Lower Landing Road by the Gloucester Township MUA offices down to where the over pass is. The 60 Acres was approved for a solar field. With this ordinance it can be flex space to go either way. There were no negative comments at the council meeting. There isn't any foreseen negative effect.

The next meeting would possibly be December 9th. However there are not any new applications or resolutions.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD ADOPTING AMENDMENT NO. 4 AMENDING ORDINANCE O-97-017
COMMONLY KNOWN AS THE GLEN OAKS RDEVELOPMENT PLAN TO
ESTABLISH THE BP – BUSINESS PARK OVERLAY ZONE
PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.,
AND RECOMMENDING THE TOWNSHIP COUNCIL ADOPT AMENDMENT NO. 4**

WHEREAS, the Township Council of the Township of Gloucester established the Glen Oaks Redevelopment Area by Ordinance O-97-017, adopted June 9, 1997; and

WHEREAS, the Township Council now desires to amend the Glen Oaks Redevelopment Area to provide for a BP – Business Park Overlay Zone for Block 2301, Lots 1, 2, a portion of 3, 4, 5, 6, 7, 8 and 9, in the interest of public health, safety and welfare of the community and for a well-planned redevelopment; and

WHEREAS, the Township Council referred the proposed amendment to the Glen Oaks Redevelopment Area for review, consideration and comments by the Gloucester Township Planning Board; and

WHEREAS, the Planning Board reviewed the proposed amendment to the Glen Oaks Redevelopment Area at the regular meeting on November 25, 2014; and

WHEREAS, the Planning Board agreed that the proposed amendment to the Glen Oaks Redevelopment Area would serve the public health, safety and welfare of the community and serve to create a well-planned redevelopment; and

WHEREAS, it appearing that a recommendation should be made to the Township Council of Gloucester Township, recommending the adoption of Ordinance O-14-18 by the Township Council amending the Glen Oaks Redevelopment Area to provide for a BP – Business Park Overlay Zone.

NOW THEREFORE, upon motion duly made and seconded and unanimously adopted.

BE IT RESOLVED that the Planning Board of Gloucester Township hereby adopts the Amendment No. 4 to the Glen Oaks Redevelopment Area as serving the public health, safety and welfare of the community and creating a well-planned redevelopment.

BE IT FURTHER RESOLVED that it is recommended by the Planning Board of Gloucester Township, that the Township Council of the Township of Gloucester, adopt Ordinance O-14-18 amending the Glen Oaks Redevelopment Area to provide for a BP – Business Park Overlay Zone.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, VICE-CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this ____ day of _____ 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of November 2014.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AMENDMENT TO FINAL MAJOR SITE PLAN
APPROVAL FOR WAWA, INC.
APPLICATION NO: 041083FSPM-A2**

WHEREAS, on November 25, 2014 consideration was given to the application of Wawa, Inc. (hereinafter "Applicant") for the property located at Block 14008, Lot 2 (hereinafter "the Property") for amended final major site plan for the changing of two fuel pumps and converting an existing tank to allow for dual diesel/gasoline dispensing at the Wawa located at the intersection of Hickstown, Sicklerville and Orr Roads; and

WHEREAS, the Applicant has previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for final major site plan as set forth more fully in Gloucester Township Planning Board Resolution # 041083CMP, adopted October 12, 2004; and

WHEREAS, the Applicant again appeared before the Board and was granted amended final major site plan approval to allow diesel dispensing at the site as set forth more fully in Gloucester Township Planning Board Resolution # 041083FSP-A1; and

WHEREAS, the Applicant is appearing before the Board proposing an amendment to final major site plan approval to allow for the change of two pumps from regular dispensing to a 3 + 1 format that allows for dual diesel/regular gas dispensing and converting an existing tank; and

WHEREAS, Tyler Prime, Esquire appeared on behalf of the Applicant and Kristin Ritz, a representative for the Applicant and Ron Klos, Jr., P.E., the Applicant's engineer, testified in support of the application. Mr. Prime presented the application for amended major site plan, this is an existing Wawa that has previously received approval for dispensing diesel fuel. Mr. Prime noted that the Applicant is seeking to change two pumps from regular dispensing to a 3 + 1 format to allow for dual dispensing of both diesel and regular fuel. Mr. Prime stated that the Applicant is proposing to change the two previously approved diesel only pumps over to the 3 + 1 format. Mr. Prime stated that there would be no changes to the site as it is currently constructed. Applicant's engineer, Mr. Klos testified that they are changing the two prior approved diesel pumps to 3 + 1 format with a nozzle for diesel and regular gas. Mr. Klos testified that there will be piping that will have to be redone with minor retrenching but that there are no additional improvements to the site; and

WHEREAS no one appeared to testify from the public; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Tax Assessor, Water Department

and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in conditionally approving the subject application for amended final major site plan approval:

1. Existing Zoning: HC – Highway Commercial District
2. Intended Use: Convenience Store and Fuel pumping
3. The application implicates the following provisions of the ordinance:
 - a. Convenience store is a listed permitted conditional use [§416.D(5)]
 - b. The following indicated variances were approved by Planning Board Resolution #0410083CMP, adopted October 12, 2004.

HC – Highway Commercial District: Area, Yard, Height and Building Coverage [§416.F]:

Description	Required	Proposed (Lot 1.01) ¹	Conforms
Lot size (min.)	20,000 sf	4.3944 ac.	yes
Lot frontage (min.)			
Hickstown Rd.	80 ft.	278.82 ft.	yes
Sicklerville Rd.	80 ft.	486.32 ft.	yes
Orr Rd.	80 ft.	457.61 ft.	yes
Sovereign Way	80 ft.	n/a	yes
Lot depth (min.)	200 ft.	± 290 ft.	yes
Building coverage (max.)	25%	±7%	yes
Lot coverage (max.)	75%	±52%	yes
Front yard (min.)			
Hickstown Rd. (canopy)	75 ft.	178.9 ft.	yes
Sicklerville Rd. (canopy)	75 ft.	96.4 ft.	yes
Orr Rd. (canopy)	75 ft.	83.4 ft.	yes
Side yard (min.)	10 ft.	n/a	n/a
Rear yard (min.)	30 ft.	89.2 ft.	yes
Building height (max.)	40 ft.	34.5 ft.	yes
Floor Area Ratio (max.)	0.25	0.07	yes

¹ = Area and dimensions include frontage of Block 14008, Lot 2, which is to be combined with proposed lot 1.01

CONDITIONAL USE REQUIREMENTS

Description	Required	Proposed (Lot 1.01)	Conforms
Distance from pump to parking space (min.)	30 ft.	±46 ft. ¹	yes
Canopy setback (min.)	20 ft.	89.2 ft.	yes
Area	3 ac.	4.3944	yes
Drive-thru facilities	7 vehicles	n/a	n/a
Public restrooms	yes	yes	yes
Buffer (min.)			

Hickstown Rd.	50 ft.	51.4 ft.	yes
Sickerville Rd.	50 ft.	63.5 ft.	yes
Orr Rd.	50 ft.	n/a	n/a

¹ = Scaled data

PARKING AREA SETBACK

Description	Required	Proposed (Lot 1.01)	Conforms
Parking (min.)	29 spaces	79 spaces	yes
From any right-of-way (min.)			
Hickstown Rd.	25 ft.	51.4 ft.	yes
Sickerville Rd.	25 ft.	63.5 ft.	yes
Orr Rd.	25 ft.	±37 ft. ¹	yes
From side property line (min.)	10 ft.	n/a	n/a
From rear property line (min.)	10 ft.	17.8 ft	yes

¹ = Scaled data

4. The Board Planner reviewed the following plans:
 - a. Land Development Application Form and checklist dated 09/08/2014
 - b. Corporate Disclosure Statement dated 04/11/2013
 - c. Engineering plans, as prepared by Bohler Engineering consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date/Latest Revision</u>
1	Site/Grading Plan	04/07/2014
2	General Notes & Details	04/07/2014

5. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated October 20, 2014 recommending revisions, clarification and/or modifications to the plans with which the applicant agreed to comply to the extent that they had not done so already.
6. The Board Engineer, Stephen M. Bach, P.E., R.A., P.P, C.M.E., of Bach Associates, P.C., reviewed the same plans and issued a report dated September 25, 2014 recommending revisions, clarifications and/or modifications to the plans to which the Applicant agreed to comply to the extent they had not done so already.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Wawa, Inc.'s application for amended final major site plan approval has substantial merit and should be approved subject, however, to the following conditions:

- A) Compliance with all Township, County, State and Federal rules, regulations and ordinances.

- B) Approval of all appropriate reviewing agencies including without limitation, the MUA, County Planning Board, Traffic Commander, Fire Marshall, Soil Conservation District, Department of Transportation and Police Department.
- C) Compliance with the Board Engineer's report and comments at the public hearing
- D) Compliance with the terms and conditions of the Board Planner's report and comments at the public hearing.
- E) Compliance with all representations made by the applicant at all public hearings.
- F) All existing easements on the property shall be provided to the Board Solicitor for review. All proposed or required easements shall be subject to the Board Solicitor's review and approval. All proposed or required easements for residential properties shall also be subject to three point notification (first contract of sale, deed into first home owner and plan notation.)

WHEREAS, a motion was duly made by Mr. Dority and duly seconded by Mr. Guevara to approve the Amended Final Major Site Plan with conditions as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Vice-Chairman Owens	x	
Mr. Guevara	x	
Ms. Pinolini	x	
Ms. Washington	x	
Mr. Dority	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

PLANNING BOARD CHAIR

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 13th day of January 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of November 2014.

KENNETH LECHNER, SECRETARY

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING
BOARD MEMORIALIZING AN EXTENSION APPROVAL OF MINOR SUBDIVISION
AND PRELIMINARY SITE PLAN FOR CONIFER REALTY, LLC
APPLICATION NO: 101022MPSP**

WHEREAS, on November 25, 2014 consideration was given to the request of Conifer Realty, LLC (hereinafter "Applicant") for the property located at Block 12301, Lot 4.01 (hereinafter "the Property") seeking an extension of the existing approvals for the Property for Minor Subdivision and Preliminary Site Plan; and

WHEREAS, the Applicant has previously made application to the Gloucester Township Planning Board (hereinafter "the Board") and was granted approval for minor subdivision and preliminary site plan as set forth more fully in Gloucester Township Planning Board Resolution # 101022MPSP, adopted April 27, 2010; and

WHEREAS, the Applicant is appearing before the Board requesting a one (1) year extension of time for the existing approvals as there have been governmental delays that have caused the Applicant to be unable to move forward on their approvals; and

WHEREAS, Albert K. Marmero, Esq., appeared on behalf of the Applicant and noted that the Applicant has an Agreement of Sale with Gloucester Township for the Property and that NJ Housing and Mortgage Finance Agency (HMFA) required funding is critical to the project. Mr. Marmero noted that to obtain the required funding, the approvals need to be in place and current and that the Applicant has had delays in receiving HMFA funding. Mr. Marmero noted that the Applicant is seeking a one (1) year extension of the existing approvals to June 30, 2016; and

WHEREAS no one appeared to testify from the public.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Conifer Realty, LLC's application for a one (1) year extension of existing approvals to June 30, 2016 has substantial merit and should be approved.

WHEREAS, a motion was duly made by Ms. Washington and duly seconded by Mr. Dority to approve the one (1) year extension of the existing approvals at the Property of Minor Subdivision and Preliminary Site Plan approval as set forth and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Vice-Chairman Owens	x	
Mr. Guevara	x	
Ms. Pinolini	x	
Ms. Washington	x	
Mr. Dority	x	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

PLANNING BOARD CHAIR

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 13th day of January 2015 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 25th day of November 2014.

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP NOTICE

TAKE NOTICE, that the Planning Board of the Township of Gloucester will hold its Annual Reorganization Meeting as follows:

Notice of Reorganization Meeting Gloucester Township Planning Board

Pursuant to the Open Public Meeting Act, Please be informed the Planning Board of the Township of Gloucester, Camden County, New Jersey, will hold its Reorganization Meeting on January 13, 2015 at 7:30 PM in the Council Room of the Municipal Complex, located at 1261 Chews Landing-Clementon Road. The regularly scheduled meeting will commence following reorganization.

Kenneth D. Lechner, PP, AICP
Director of Community Development
& Planning Secretary of Planning
Board

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ADOPTING AGENDA PROCEDURES**

WHEREAS, the Municipal Land Use Law N. J. A. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Planning Board is desirous of maintain the current procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the rules and by-laws of the Planning Board of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

REORGANIZATION

- 1.) ELECTION OF CHAIRMAN
- 2.) ELECTION OF VICE CHAIRMAN
- 3.) APPOINTMENT OF SECRETARY
- 4.) APPOINTMENT OF RECORDING SECRETARY
- 5.) APPOINTMENT OF ENGINEER
- 6.) APPOINTMENT OF CONFLICT ENGINEER
- 7.) APPOINTMENT OF TRAFFIC ENGINEER
- 8.) APPOINTMENT OF SOLICITOR
- 9.) APPOINTMENT OF OFFICIAL NEWSPAPERS & AND
ADOPTION OF MEETING DATES (attached). A.
COURIER POST B. RECORD BREEZE
- 10.) ADOPTION OF AGENDA PROCEDURES
 - A. SALUTE TO THE FLAG
 - B. OPENING STATEMENT
 - C. GENERAL RULES
- 11.) ADOPTION OF PLANNING BOARD RULES &
REGULATIONS
 - A. ADOPTED 3/25/97, REVISED LAST 2/8/11.

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF CHAIRMAN**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the PLANNING BOARD of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF A SECRETARY**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING THE ELECTION OF A RECORDING SECRETARY**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Recording Secretary:

NOW THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) yr.

ATTEST:
GLOUCESTER

TOWNSHIP OF
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Kenneth D. Lechner

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD
PROVIDING FOR THE SERVICES OF AN ENGINEER**

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of A Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **13th Day of January, 2015.**

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A CONFLICT ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Conflict Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Conflict Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Conflict Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Conflict Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **13th Day of January, 2015.**

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A TRAFFIC ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Traffic Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Traffic Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Traffic Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Traffic Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contract awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place

forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **13th Day of January, 2015.**

Secretary, Kenneth D. Lechner

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND
OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC
MEETINGS ACT**

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegraphed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Record Breeze**.
3. All advance written notices of Board meetings from **January 13, 2015** through the date of the **2015** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:30 PM.

**Gloucester Township Planning Board
Regular Meeting Schedule
2015**

**Take Notice a Resolution of the Planning Board of the Township
Of Gloucester Established Regular Meeting dates for 2015 to be
Heard in the Council Room of Gloucester Township Municipal
Complex, located 1261 Chews Landing-Clementon rd. at 7:30
PM for the following dates:**

**REGULAR MEETINGS
Council Room 7:30 PM**

**January 13, 2015
January 27, 2015
February 10, 2015
February 24, 2015
March 10, 2015
March 24, 2015
April 14, 2015
April 28, 2015
May 12, 2015
May 26, 2015
June 9, 2015
June 23, 2015
July 14, 2015
July 28, 2015
August 11, 2015
August 25, 2015
September 8, 2015
September 22, 2015
October 13, 2015
October 27, 2015
November 10, 2015
December 8, 2015**

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP OF GLOUCESTER

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January, 2015.

Secretary

**Gloucester Township
Planning Board & Zoning Board of Adjustments
Meeting Schedule**

2015

	Planning Council Room 7:30 P. M.	Planning Board Work Session Council Room 4:30PM	Zoning Board Council Room 7:30 P. M.
January, 2015	January 13, 2015 January 27, 2015	January 20, 2015	January 14, 2015 January 28, 2015
February, 2015	February 10, 2015 February 24, 2015	February 17, 2015	February 11, 2015 February 25, 2015
March, 2015	March 10, 2015 March 24, 2015	March 17, 2015	March 11, 2015 March 25, 2015
April, 2015	April 14, 2015 April 28, 2015	April 21, 2015	April 08, 2015 April 22, 2015
May, 2015	May 12, 2015 May 26, 2015	May 19, 2015	May 13, 2015 May 27, 2015
June, 2015	June 09, 2015 June 23, 2015	June 16, 2015	June 10, 2015 June 24, 2015
July, 2015	July 14, 2015 July 28, 2015	July 21, 2015	July 08, 2015 July 22, 2015
August, 2015	August 11, 2015 August 25, 2015	August 18, 2015	August 12, 2015 August 26, 2015
September, 2015	September 08, 2015 September 22, 2015	September 15, 2015	September 09, 2015 September 23, 2015
October, 2015	October 13, 2015 October 27, 2015	October 20, 2015	October 14, 2015 October 28, 2015
November, 2015	November 10, 2015	November 17, 2015	November 25, 2015
December, 2015	December 08, 2015	December 15, 2015	December 09, 2015

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
GLOUCESTER ESTABLISHING WORK SESSION MEETING DATES AND
OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC
MEETINGS ACT**

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegraphed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Record Breeze**
3. All advance written notices of Board meetings from **January 13, 2015** through the date of the **2016** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of \$5.00. News media shall be exempt from such fee;
4. The work session meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at **4:30 PM**.

GLOUCESTER TOWNSHIP PLANNING BOARD
WORK SESSIONS

COUNCIL ROOM 4:30 PM

JANUARY 20, 2015

FEBRUARY 17, 2015

MARCH 17, 2015

APRIL 21, 2015

MAY 19, 2015

JUNE 16, 2015

JULY 21, 2015

AUGUST 18, 2015

SEPTEMBER 15, 2015

OCTOBER 20, 2015

NOVEMBER 17, 2015

DECEMBER 15, 2015

5. The work session meetings shall be held as scheduled unless canceled for lack of applications to process;
6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;
7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"
8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

OF GLOUCESTER
PLANNING BOARD

TOWNSHIP

Secretary

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 13th day of January , 2015.

Secretary