

**Township of Gloucester
Planning Board Agenda
January 14, 2013
7:30P. M.**

**Salute to the Flag
Opening Statement
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

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**0-14-03
Glen Oaks
Redevelopment**

**Amending Ordinance 0-97-017
To establish Welding & Metal
Fabrication Shop as a Permitted
Use**

Meeting Adjourned

O-14-03 ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 3 AMENDING ORDINANCE O-97-017 COMMONLY KNOWN AS THE GLEN OAKS REDEVELOPMENT PLAN TO ESTABLISH WELDING AND METAL FABRICATION SHOP AS A PERMITTED USE PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ..

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, finds that the public health, safety, morals and welfare of the community shall be promoted by the virtue of well-planned redevelopment; and

WHEREAS, the Township Council of the Township of Gloucester established the Glen Oaks Redevelopment Area by ordinance O-97-017, adopted June 09, 1997, and

WHEREAS, the Glen Oaks Redevelopment Plan, Section IX, titled "Zone Plan and Zoning Regulations" adopts the zoning ordinance by reference, and

WHEREAS, a substantial portion of the Glen Oaks Redevelopment Area is within the BP – Business Park District; and

WHEREAS, the Township of Gloucester is desirous to allow a welding and metal fabrication shop as a permitted use within a portion of the Glen Oaks Redevelopment Plan that is in the BP – Business Park District.

NOW, THEREFORE, **BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that the Glen Oaks Redevelopment Plan be amended, as follows:

SECTION 1. The Township Council does hereby determine that Section IX of the Glen Oaks Redevelopment Plan titled "Zone Plan and Zoning Regulations" is amended to include the following subparagraph:

B. Welding and Metal Fabrication

1. A Welding and Metal Fabrication Shop is a permitted use in the BP – Business Park District of the Glen Oaks Redevelopment Area on Block 2303, Lots 1 and 2.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: January 13, 2013

Adopted:

ATTEST:

TOWNSHIP CLERK, RMC

PRESIDENT OF COUNCIL

MAYOR

**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 14th day of January, 2014.

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 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 14th day of January, 2014.

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 14th day of January, 2014.

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 14th day of January, 2014.**

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 14th Day of January, 2014.

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 contact 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 **14th Day of January, 2014.**

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 14th Day of January, 2014.

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 14th Day of January, 2014.

Secretary

**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, telegrammed 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 14, 2014** 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.

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 14th day of January, 2014.

Secretary

**Gloucester Township Planning Board
Regular Meeting Schedule
2014**

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

**January 14, 2014
January 28, 2014
February 11, 2014
February 25, 2014
March 11, 2014
March 25, 2014
April 8, 2014
April 22, 2014
May 13, 2014
May 27, 2014
June 10, 2014
June 24, 2014
July 8, 2014
July 22, 2014
August 12, 2014
August 26, 2014
September 9, 2014
September 23, 2014
October 14, 2014
October 28, 2014
November 25, 2014
December 9, 2014**

**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 14, 2014** 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 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 SESSION MEETING SCHEDULE
2014

WORK SESSIONS
COUNCIL ROOM 4:30 PM

JANUARY 21, 2014
FEBRUARY 18, 2014
MARCH 18, 2014
APRIL 15, 2014
MAY 20, 2014
JUNE 17, 2014
JULY 15, 2014
AUGUST 19, 2014
SEPTEMBER 16, 2014
OCTOBER 21, 2014
NOVEMBER 18, 2014
DECEMBER 16, 2014

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:

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 14th day of January, 2014.

Secretary

**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 14th day of January, 2014.

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 02/08/11.