

# Township of Gloucester Planning Board Agenda September 9, 2014

Salute to the Flag  
Opening Statement  
Roll Call  
Seat Alternates, if applicable  
Swear in Board Professionals  
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

## MINUTES FOR MEMORIALIZATION

**Minutes for Memorialization – August 12, 2014**

**Minutes for Memorialization – June 10, 2014**

## RESOLUTIONS FOR MEMORIALIZATION

The Reserve @ Independence Preliminary/Final Subdivision  
Square (Newman Gloucester) Block: 18302 Lots: 3 & 4  
#141014CPF

Geoffrey G. Pass  
#141033SPW

Site Plan Waiver  
Block: 5504 Lot: 2

## APPLICATIONS FOR REVIEW

Meeting Adjourned

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD

Tuesday, August 12, 2014

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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	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pinolini	Absent
Ms. Washington	Absent
Chairman Kricun	Absent

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 Chairman Kricun.

**Minutes for memorialization**

No minutes for memorialization

**Resolutions for Memorialization**

No resolutions for Memorialization

<b>Camden County Improvement Authority #141030CR</b>	<b>Courtesy Review-Addition Block: 12304 Lot: 1</b>
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Mr. Tassi is the project manager from Camden County Improvement Authority. The animal is going to be putting on an addition. This addition will add a fourth kennel. If you were looking at the building the addition will be on the right side with a small office in the front. They hope to in the future to add an adoption center. At this time there don't have a paved additional parking at this time. They will have stone down, curbing and lighting.

They professionals had no problems with the project. Mr. Lechner just added that there is plenty of room out there and see no problems.

All Board Members were in favor of Mr. Lechner sending a letter that they appeared in front of the board.

<b>Geoffrey G. Pass #141033SPW</b>	<b>Site Plan Waiver Block: 5504 Lot: 2</b>
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Appearing before the board was Geoffrey Pass, applicant and Addison Bradley, Planner were sworn and qualified as professionals.

Mr. Bradley explains to the board that the location is the ice cream shop on the Black Horse Pike in Hilltop. Right now there is an existing patio that was previously enclosed. The structure was taken down and the added picnic benches to the concrete that was left. They would like to move the benches to the grass area off to the side. In that place they want a building to sell food out of.

Mr. Bradley agreed with the comments for re striping the lot and enclosing the dumpster. Mr. Pass also added that there is existing light that didn't work back there but has since been repaired, illuminating the area.

Mr. Lechner explained that the site is nicely landscaped. With the two items Mr. Bradley talked about being done will bring the property of to code.

Mr. Mercado asked with selling food are they now going to be open year round. Mr. Gallo also added with that if they were going to be selling ice

cream year round. Mr. Pass replied yes they are going to be open year round as well as serve ice cream.

Mr. Owens asked that where the parking benches are going to be and the new building that pedestrian will have to cross the lot where car drive. Mr. Pass replied that they are going to strip that area so that no care will drive thru.

Mr. Lechner ask that when they have the plans for the dumpster if they will just show him so they can all agree on what going to be done and where.

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

Mr. Mercado made a motion to approve the application, seconded by Mr. Gallo.

**Roll Call:**

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Gallo	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mrs. Pinolini	Yes
Vice Chairman Owens	Yes

Meeting Adjourned

Respectfully Submitted,

*Courtney Mosiondz*

Courtney Mosiondz  
Recording Secretary

TOWNSHIP OF GLOUCESTER PLANNING BOARD

Tuesday, June 10, 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	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pinolini	Absent
Ms. Washington	Absent
Chairman Kricun	Absent

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; Joe Raday, Traffic Engineer, were qualified as experts.

Vice Chairman Owens seated Mr. Dority for Chairman Kricun.

**Minutes for memorialization**

Mr. Jones approved minutes of **May 27, 2014**, seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

**Resolutions for Memorization**

Thomas Greeno #141003RDSPW	Amended Site Plan Waiver Block: 10501 Lot: 11
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Mr. Jones made a motion to approve the, seconded by Mr. Dority.

**Roll Call:**

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

Gaile LaBar-Bernhardt #141017RDSPW	Site Plan Waiver Block: 10601 Lot: 1
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Mr. Jones made a motion to approve the resolution, seconded by Mr. Dority.

**Roll Call:**

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

**Applications for Review**

<p>#111048PMFMSPA#4          The Shoppes @ Cross Keys          Phase II</p>	<p><i>Amended Preliminary/Final          Bulk C Variance          Block: 18501 Lot: 2          Lakeland</i></p>
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Appearing before the board was Marc A. Citron, Esq. representing the applicant. Also appearing before the board was Gregory Elko, engineer was sworn and qualified as an expert.

Mr. Citron explained to the board that the applicant obtained the property from the previous owner. The previous owner was before the board several times and granted approval each time. They are now proposing to subdivide the property into two lots. The first lot will be about 15.3 acres and the other 7.84 Acres. With this subdivision a variance will be needed for parking. The one lot doesn't have the amount of required spaces; however the over all total spaces still remains the same meeting the requirements. Relief is being sought for lot coverage and the requirement that properties abut and face the street. There will be no physical changes. They agree to all cross access and parking easements. There will be exhibits as follows: A-1 site plan, A-2 major subdivision plat and A-3 easement plan.

Mr. Elko explained that the variances for parking is due to lot 1 having 426. The requirement for that size is 551. With the lot together there is 934 spaces, which does meet the requirements.

Mr. Elko directed the board to exhibit A-1 and briefly went over the area of the plans. The area of the property will consist of restaurant and retail space. Relief for lot coverage is required with the subdivision. However, with the lot together, 934 parking spaces, which meet the requirements. They will have cross access and parking easements. Again, with the lot separation, each lot doesn't meet the impervious coverage requirements. However, when you add them together they are within the requirements. A storm water basin was created for the over all site. The access for lot one (1) is off Cross Keys Road. Lot two (2) access is from lot one (1). Using A-3, easement plan, Mr. Elko explained their plan to the board. Mr. Elko agrees with Mr. Bach and Mr. Lechner's letters. There is no negative impact on the community and is desirable visually.

With nothing else from the professional or the board members the chairman open the application up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion to approve the application, seconded by Mr. Mercado.

**Roll Call:**

Mr., Dority	Yes
Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

#071029CPSPFa#2 The Crossings @ Twin Oak	<i>Revised Amended preliminary &amp; Final With Bulk C Variance. Block: 18612 Lot: 4</i>
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Appearing before the board was Robert Mintz, Esq. representing the applicant. Also appearing before the board was David Guzzo, owner; Norm Rodgers, Engineer and Amol Kohli.

Mr. Mintz gave a brief history on the background of the project. They were previously in front of the board for the shopping center on the corner of Johnson Road and the office building, which is now occupied. Now they would like to develop the lot that was previously vacant. The drive access for it would be through Tractor Supply. This will create a cross easement for utilities.

The Board took a 5-minute break.

After the break Mr. Mintz continued that the infrastructure is already in place. They amended their request from a daycare and replace it with a restaurant. If the restaurant is finished by October, then they will be except from the Kowa Payment which Township Council has already approved them.

Mr. Rodgers handed out the revised plans then proceeded to give a brief overview of the size and location. The maximum occupancy is 284 persons, which requires 95 parking spaces for the bar. The restaurant and office space will have a total of 164 parking spaces.

The design meets all bulk requirements except for signage. They were seeking a waiver for distance from the property line to parking area, grading within 5 feet, a full loading area and providing an environmental impact statement.

The requirement is 10ft and will have 4.5 ft. As stated before, there is no direct access to the site. There will be cross access is from the Tractor Supply site. Then they will direct traffic to leave through an access road on to Johnson Road. There is an internal drive with one-way circulation for both loading and trash collection. The ordinance requires 24 feet for trash collection and rear loading. They are proposing 9 feet, which is appropriate. This is due to trash pickup and deliveries that will be done within the morning hours, since the restaurant will not be open until later in the day. The current storm water basin was design for maximum 53% coverage and they will only be at 43%.

Phase I, will be sanitary sewer brought across site service from the office. Later, they will be attached and the two lines will be a dedicated line for the fire service and domestic water line. They are going to add significant landscaping, which will some shade tree and evergreens. The evergreens will be along the three side of the property to shield headlights. They will also add the evergreens to the trash enclosure. Mr. Bach asked that they freshing up the basin area. The applicants agreed to do so.

Variances and waiver were needed for signage. Mr. Lechner wanted the applicant to clarify what they are asking for with the revisions that were submitted. Mr. Rodgers explained that they went from 9 signs to 7. On the left side of the building, looking from the front, they replaced with the logo for balance. The total sign area is 50 feet and they are now at 40.8 sq. ft. so a variance is no longer needed. A variance is need for the height the requirements are 8 ft. and their sign height is going to be 10.42 ft. All the signage

demonstrations are in the hand out the board was handed. Mr. Rodgers believes that the signage is all within reason being the restaurant is not visible from the road. Also, that Cross Keys Road is a four-lane highway.

Mr. Lechner is in agreement and has no objections to the variances. Mr. Lechner also recapped the following:

- 1.) 2 free standing signs vs. 1 free standing sign
- 2.) 7 Facade signs vs. 1 facade sign
- 3.) Total lot area 129.3 sq. ft. vs. 100 sq. ft.

Mr. Raday agrees all proposed for trash and deliveries since they aren't open for business there will not be any traffic in the parking lot. Mr. Mintz added that there would be a trash pick up two times a week in the morning hours.

Mr. Bach and Mr. Raday have a short discussion with the applicant about redoing handicap ramps, crosswalks and restriping.

Mr. Mintz concluded that they would have a total of 38 employees. Those employees will be split up into two shifts. They will be using a grease trap in the kitchen that will be pumped quarterly or as needed. They also agree to Title 39.

Mr. Lechner suggested that the applicant that they need to discuss addressing for the post office with the tax assessor.

Vice Chairman Owens added that he lives in the area and agrees with the signage and feels that it needs to be more than what is required.

With nothing left from the board, the application was open up to the public.

Howard Cherry-Mr. Cherry lives about 300 feet to the east of the property. He was concerned with the light and noise coming from the restaurant. Mr. Mintz went over what they are doing that there will be a buffer from that.

With no one else from the public wishing to speak the public portion was closed.

Mr. Jones made a motion to approve the application with any conditions mentioned above, seconded by Mr. Mercado.

**sRoll Call:**

Mr., Dority	Yes
Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

**Meeting Adjourned**

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz

Recording Secretary

**A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING  
BOARD MEMORIALIZING SITE PLAN WAIVER  
FOR GEOFFREY G. PASS  
APPLICATION NO: #141033SPW**

WHEREAS, on August 12, 2014 consideration was given to the application of Geoffrey G. Pass (hereinafter "Applicant") for the property located at Block 5504, Lot 2 (hereinafter "the Property") with an address of 1540 Black Horse Pike, for site plan waiver; and

WHEREAS, the Applicant is appearing before the Board approval to enclose an existing concrete patio at the Applicant's existing property to allow for a grill area to expand the existing restaurant use; and

WHEREAS, the application was presented by Addison Bradley who noted that the applicant is proposing to enclose an existing concrete patio area that was previously enclosed for purposes of allowing for expanded kitchen operations at the restaurant. Mr. Bradley further testified that the Applicant is not proposing an increase in seating, parking or paving and there is no increase in impervious coverage as a result of the existing concrete patio being enclosed. The Applicant, Mr. Pass testified that the lighting on the site is completely functional and that he agrees to repaint parking lines and enclose the existing dumpsters and work with Board professionals to do so. Mr. Pass completed his testimony by stating the operation would convert to year round rather than seasonal and the rear drive thru area will not be accessible for parking or motor vehicles; and

WHEREAS the meeting was opened to the public and no member of the public wished to speak; 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, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities having heard testimony from the Board Planner and Board Engineer makes the following factual findings in approving the subject application for site plan waiver:

1. Existing Zoning: CR (Commercial Residential Zone)
2. Intended Use: Restaurant/ Ice cream shop
3. The application implicates the following provisions of the ordinance:
  - a. Bulk Zoning Requirements for Commercial Residential Zone

Description	Required	Proposed	Conforms
Lot size (min.)	9,375 sf	±30,103 sf	yes
Lot frontage (min.)	75 ft	200 ft	yes
Lot depth (min.)	100 ft.	±275 ft.	yes
Front yard (min.)	20 ft	±159.6 ft	yes
Side yard (min.)	10 ft.	±50.8 ft./ ±45 ft	yes / yes
Rear yard (min.)	25 ft.	±176 ft.	yes
Building Coverage (min.)	35%	±6%	yes
Lot coverage (max.)	75%	±45.8%	yes
Building Height (max.)	35 ft	n/p	---

**Parking Area Setback**

From any right of way (min.)	n/p	±4 ft	enc
From side property line (min.)	10 ft	±10 ft./ ±3 ft	Yes/enc
From rear property line (min.)	10 ft	±149 ft.	yes
Parking 42 seats/3 = 14 spaces 3 employees, ½ space = 1 space	15 spaces	28 spaces	Yes

- 1 = Scaled data.  
 Enc. = existing nonconformance  
 n/a = Not applicable.  
 \* Variance required.

4. The Board Planner reviewed the following plans:
  - a. Township of Gloucester Land Development Application Form dated 07/07/14.
  - b. Minor Site Plan Exhibit, as prepared by Addison G. Bradley, CLA, PP comprising one (1) sheet dated 06/27/2014.
  
5. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated July 23, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.

6. The Board Engineer, Steven M. Bach, PE, RA, PP, CME reviewed the application for site plan waiver and issued a report dated July 17, 2014, recommending certain revisions, clarification and/or modifications to the site with which the applicant agreed to comply to the extent that they had not done so already as a condition of approval.
7. Per Gloucester Township Ordinance §801.A(3):  
"The approving authority may waive the requirement of a site plan approval whenever it determines that the proposed development, alteration, repair, or change of use or occupancy does not affect the existing condition of the lot or premises, including: topography; vegetation; drainage; flood plains; marshes and waterways; open space; walkways, means of ingress and egress; utility services; landscaping; structures; signs; lighting and screening devices; and other considerations of site plan review..."

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that Geoffrey G. Pass' application for Site Plan Waiver 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 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. Mercado and duly seconded by Mr. Gallo to approve the Site Plan Waiver 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
Mrs. Washington	x	
Mrs. Costa	x	
Ms. Pinnolini	x	
Vice Chairman Owens	x	
Mr. Dority	x	
Mr. Guevara	x	
Mr. Mercado	x	

ATTEST:

GLOUCESTER TOWNSHIP  
PLANNING BOARD:

\_\_\_\_\_  
KENNETH LECHNER, SECRETARY

\_\_\_\_\_  
SCOTT OWENS, CHAIRMAN

#### CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 9th day of September 2014 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board at a meeting held on the 12th day of August 2014.

\_\_\_\_\_  
KENNETH LECHNER, SECRETARY