

**Township of Gloucester
Planning Board Agenda
October 9, 2012
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

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization - August 14, 2012

Minutes for Memorialization – September 11, 2012

RESOLUTIONS FOR MEMORIALIZATION

APPLICATIONS FOR REVIEW

**#121011CPFMa
Blackwood Medical Campus
Zoned: NC Zone**

**Bulk C Variance
Block: 12607 Lots: 1, 1.01& 5
Location: 535 – 537 Black Horse
Pike
Amended Application to allow
An addition**

Meeting Adjourned

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, August 14, 2012

Chairmen Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement, and all professionals were sworn in.

Roll Call:

Mrs. Costa	Present
Mr. Guevara	Absent
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Mrs. Shinn	Present
Mrs. Washington	Present
Chairman Kricum	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, and both were qualified as experts.

Chairman Kricum welcomes new members to the Board. Ms. Shinn was seated for Mr. Jones and Mr. Owens for Mr. Guevara.

Vice Chairman

Mr. Mercado made a motion to seat Mr. Pearce for Vice Chairman, Seconded by Mr. Owens

All members where in favor.

Minutes for Memorialization

Mr. Pearce made a motion to approve April 24, 2012 meeting minutes, seconded by Mrs. Washington.

Roll Call:

Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Mercado made a motion to approve May 22, 2012 meeting minutes, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Mercado made a motion to approve July 10, 2012 meeting minutes, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

Resolutions for Memorialization

#121037SPW Marketplace @ Chews Landing	Site Plan Waiver Block: 20601 Lot: 2 & 3
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Mr. Mercado made a motion to approve the resolution, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

Applications for Review

#111034SPWC One Cingular/ AT&T	Site Plan Waiver Block: 15302 Lot: 33
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Mr. Quinn explained to the board that the site basically has the antenna and a shelter at the base of the tower. This, simple, application is necessary to upgrading their site to keep up with the market. This application is very similar to previous ones before the board. They are updating all their towers to the 4G network. In order to do so, they will be taking down three (3) antennas and replacing them with three (3) new ones. An additional item would be to add cabinets. The cabinets will be within the area of the tower and will not change the surrounding area. The applicant requested a waiver for site plan.

Chairman Kricum asked if the Board if they have any issues with the letters from the engineers. Mr. Quinn replied there is none, except for the site plan waiver. He asked for the waiver since they are not doing any improvements to the site. They are simply replacing antennas that are currently there with new ones. There were no objections from the engineers.

Chairman Kricum also asked if there will be any negative impact on the area. Mr. Quinn answered in no way will there be a negative impact on the area. This is only to improve cellular service. To do so they have to replace the old antennas with the new antennas.

Mr. Lechner asked that the applicant provide copies of the plans. Mr. Quinn will forward them and also asked if there is a bond requirement. Mr. Lechner replied that he doesn't believe there will be a need for a bond.

With nothing further from the board the Chairman opened the application to the public. With no one from the public wishing to speak the public portion was closed.

Mrs. Costa made a motion to approve the application, seconded by Mr. Pearce.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

GEMS Landfill Superfund	Block: 14003	Lots: 25 & 26
	19601	3,4 & 14 thru 25
	19602	2, 3 & 10

Appearing before the board was George Stevenson and John Cantwell were qualified as professionals.

Mr. Cantwell explained that the township owns the site. The cap will be in compliance within the next year. The main idea for the site is using it for renewable energy. Since the site has a unique characteristic that make hard to develop. Being in front of the board again is part of the multi-step process. The last time they were in front of the board it was to declare the site as redevelopable. They asked the board to agree, even with modification, so the plan can be adopted.

Mr. Stevenson explains that since they were last in front of the Board, there have been some revisions. The plan for the site is to have a field of solar arrays. Also, part of the plan is to combine all the parcels into one. This will not interrupt the mediation going on or the Police shooting range. The site meets all the requirements, such as enough area and distance from the surrounding homes. The design will show how the site is going to be restored. A condition of approval will be that any emergency personnel will have the knowledge of what is on the site and how to handle an emergency situation. The benefit of the plans is that it's a low traffic and revenue generator for the Township. Other advantages are there will be no impacted on nearby residences with noise, dust or odors. This plan supports the master plan. There is a minor inconsistency with one of the parcels. One parcel would be developed in a resident fashion. On the land use map a park and recreation area is anticipated. If this would happen, it would be in the distant future.

Mr. Stevenson summarized that this plan is for renewable energy, there are few requirements limited uses, and it is consistent with the master plan.

Chairman Kricum asked about the cap and if it can handle the weight. Mr. Cantwell replies that just like other towns have used, it will be gravity solar panels.

Chairman Kricum stated that the take over will be in 2015 and there will not be any problems. Mr. Cantwell replied that there will be several approvals required including, EPA and DEP. Chairman Kricum suggested that they obtain a letter of no objection from those agencies before going any further.

Mr. Mercado stated that at the council meeting, a resident inquired about the endangered flower, the swamp pink. Mr. Cantwell explained, using the map, that if any swamp pink flowers would be located around the pond, which they are not

going near. Chairman Kriucm also added that the swamp pink could be affected by the ground water clean up. That is why they are doing that process slowly so not to affect the vegetation.

Mr. Bach asked about wetlands. Mr. Cantwell believes there may be some.

Mr. Owens asked if there is access for emergency personnel to all areas of the site. Mr. Cantwell replied that there are several roads for emergency access and that the developer will take care of the remaining access roads.

Mr. Lechner wanted clarification on the permitted uses for municipal use and training. Mr. Cantwell explained that they are referring to the firing range.

With nothing further from the Board, Chairman Kricum opened the application to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Lechner will send a letter to council that the Board recommends this site for redevoplement.

Mr. Pearce made a motion for the letter, seconded by Mr. Ownes.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Next meeting tentatively is September 25, 2012.

Meeting adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, September 11, 2012

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

Roll Call:

Mrs. Costa	Absent
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Mrs. Shinn	Present
Mrs. Washington	Present
Chairman Kricum	Present

Also present is Edward Brennan, Esq.

Chairman Kricum. Ms. Shinn was seated for Mr. Mercado.

Minutes for Memorialization

Mrs. Washington made a motion to approve June 12, 2012 meeting minutes, seconded by Mr. Pearce.

Roll Call:

Mr. Jones	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Resolutions for Memorialization

Environmental Services, Inc. (GEMS)	Blocks: 14003 Lots: 25 & 26 19601 3, 14 thru 25 19602 2, 3, & 10
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Mr. Owens made a motion to approve the resolution, seconded by Ms. Shinn.

Roll Call:

Mr. Pearce	Yes
Ms. Shinn	Yes
Mr. Owens	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

#111034SPWC One Cingular/ AT&T	Site Plan Waiver/ Bulk C Block: 15302 Lot: 33
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Pearce.

Roll Call:

Mr. Pearce	Yes
Ms. Shinn	Yes
Mr. Owens	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Next meeting October 9, 2012.

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary

TOWNSHIP OF GLOUCESTER

Inter-office Correspondence



TO: Planning Board

FROM: Kenneth D. Lechner, PP, AICP, Director/Planner
Alisa Ortiz, Zoning Officer
Department of Community Development & Planning

RE: **APPLICATION #121011CPFMS #6783**
Blackwood Medical Campus
BLOCK 12607, LOTS 1, 1.01 and 5

DATE: October 03, 2012

The Applicant requests an administrative amendment with a variance of application #121011CPFMS to allow an addition approximately 7'5½" x 15'8" with a setback of approximately 6.42' from the front property line and an architectural roof feature with a setback of approximately 3.42' from the front property line within the NC – Neighborhood Commercial District. The project is located on the east side of the Black Horse Pike between Fairfax and Hillcrest Avenues.

The Applicant previously received preliminary and final major site plan approval to construct "Medical offices" by Planning Board Resolution #121011CPFMS adopted April 24, 2012.

The revised plans and support documents have been reviewed for conformance to the Land Development Ordinance of Gloucester Township and the following comments are offered for your consideration.

- Applicant: Blackwood Medical Campus, LLC, 527 S. Black Horse Pike, Blackwood, NJ 08012 (telephone #856-939-2504).
- Owner: Jason Giloley, 334 Fish Pond Road, Glassboro, NJ 08028 (telephone #856-589-6816).
- Architect: William C. McLees, AIA, William McLees Architecture, 5 MacArthur Boulevard, Somers Point, NJ 08244 (telephone 609-927-0888).
- Engineer: John M. Pettit, PE, Pettit Associates, LLC, 497 Center Street, Sewell, NJ 08080 (telephone #856-464-9600).
- Attorney: Samuel J. Ragonese, Esq., Ragonese, Albano, Viola & Almeida, LLC, 735 N. Black Horse Pike, Runnemede, NJ 08078 (telephone #856-939-0717).

I. INFORMATION SUBMITTED

New Information

- 1.) Architectural plans, as prepared by William McLees Architecture consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>
C	Cover Sheet
AS1	Site Plan
A1	Demolition Floor plan & Notes
A2	Demolition Reflected Ceiling Plan
A3	Construction Floor Plan, Partition Types
A5	Roof Plan & Roof Details
A6	Reflected Ceiling Plan & Ceiling Details
A7	Exterior Building Elevations
A8	Exterior Building Elevations

- A9 Building & Wall Sections
- A10 Interior elevations
- A11 Door & Window Schedules & Details
- A12 Interior & Millwork Details
- A11 Interior & Millwork Details

Previous Information

- 2.) Pettit Associates, LLC Transmittal Letter dated 5/03/12.
- 3.) Engineering plans, as prepared by Pettit Associates, LLC consisting of the following:

<u>Sheet</u>	<u>Plan Description</u>	<u>Date / Latest Revision</u>
1	Cover Sheet & Index of Drawings	02-23-12 / 5-01-12
2	Site Plan & Demolition Plan	02-23-12 / 5-01-12
3	Grading & Utility Plan	02-23-12 / 5-01-12
4	Lighting & Landscaping Plan	02-23-12 / 5-01-12
5	Soil Erosion & Sediment Control Plan	02-23-12 / 5-01-12
6	Soil Erosion & Sediment Control Notes	02-23-12
7	Construction Details	02-23-12 / 5-01-12
8	Construction Details	02-23-12 / 5-01-12

- 4.) Ragonese, Albano, Viola & Almeida, LLC Transmittal Letter dated 3/01/12.
- 5.) Land Development Application Form with Rider and Checklist dated 3/01/12.
- 6.) Waste Management Report, as prepared by Pettit Associates, LLC dated 02/22/12.
- 7.) Boundary & Topographic Survey, as prepared by JTS Engineers and Land Surveyors, Inc. comprising one (1) sheet dated 01/23/12.

II. ZONING REVIEW

- 1. Bulk Zoning Requirements:

Zone: NC ~ Neighborhood Commercial District [§415].

Use: Professional Office is a permitted use [§415.B(13)].

Description	Required (Retail and Office Use)	Proposed	Conforms
Lot size (min.)	20,000 sf	27,384 sf	yes
Lot frontage (min.)			
Black Horse Pike	80 ft.	250 ft.	yes
Fairfax Avenue	80 ft.	98 ft.	yes
Hillcrest Avenue	80 ft.	121 ft.	yes
Lot depth (min.)	200 ft.	98 ft.	enc
Building coverage (max.)	25%	22.05%	yes
Lot coverage (max.)	75%	74.9%	yes
Floor Area Ratio (max.)	0.25	0.2205	yes
Buffer	25 ft.	7.8 ft.	no ¹

¹ = Variance approved by Planning Board resolution #121011CPFMS adopted April 24, 2012.

Principal Building Minimum Yards, Depths and Height Limitations			
Front yard (min.) - Addition Black Horse Pike	75 ft.	±6.42 ft.	no*
Front yard (min.) - Architectural roof feature Black Horse Pike	75 ft.	±3.42 ft.	no*
Fairfax Avenue - Existing building	75 ft.	24.32 ft.	enc
Hillicrest Avenue - Addition	75 ft.	±142.77 ft.	yes
Side yard (min.)	10 ft.	8 ft.	enc
Rear yard (min.)	30 ft.	n/a	n/a
Building Height (max.)	40 ft.	< 40 ft.	yes
Parking - Medical Office 3 spaces/Doctor, plus 1 space/200 sf	12 spaces <u>30 spaces</u> 42 spaces	44 spaces	yes

* Variance required.

Variance Expiration: The applicant is advised that variances will expire unless construction commences within two (2) years of the date of the granting of the variance.

1. Sign bulk standards
 - a. Free-standing signs.

Sign Standards (Free-standing)			
Description	Required	Proposed	Conforms
Number (max.) - §426.AA(1)	1	1	yes
Area (max.) - §426.R(1) - abutting residential use	35 sf	20 sf	no ¹
Height (max.) - §426.R(7)	8 ft.	≤ 6 ft.	yes
Letter size (min) - §426.R(1)	8 in.	≥ 8 in.	yes
Property Line Setback (min.) - §426.AA(3)	15 ft.	> 15 ft.	yes

¹ = Variance approved by Planning Board resolution #121011CPFMS adopted April 24, 2012.

- b. Facade signs.
 - i. The instant application does not provide sufficient information to address compliance with requirements for facade signs.

III. APPLICATION SUBMISSION CHECKLIST

The Application has been reviewed for compliance with §817, Submission Checklist. The Applicant must provide the following required checklist items or requested a waiver.

1. *The plans are revised to provide the names, addresses, block and lot numbers of all property owners within 200 feet of the development [Checklist #33].*
2. *The plans are revised to identify the location of street names and signs. [Checklist #88].*
3. *The plans are revised to identify the location of fire hydrants [Checklist #101].*

IV. WAIVER COMMENTS

The Applicant received a waiver from providing the following checklist item:

1. Four (4) copies of the drainage calculations and engineer's report [Checklist #4].
 - a. We defer to the Board engineer.
2. Four (4) copies of the Environmental Impact Statement (See §816) [Checklist #5].
 - a. *The applicant provided professional testimony to address the applicability of the requested waiver.*
3. Four (4) copies of the Traffic Impact Report (see §815) [Checklist #7].
 - a. *The applicant provided professional testimony to address the applicability of the requested waiver.*
4. No application for development shall be considered complete until the applicant has calculated and delineated the area of wetlands based upon the methodology established by the New Jersey Department of Environmental Protection regulations (See §519) [Checklist #9].
 - a.
5. Locations of all existing structures and their uses within 200 feet of the tract. [Checklist #34].
6. The total upstream acreage in the drainage basin of any water course running through or adjacent to development including the distance and average slope upstream to the basin ridge line, where applicable. [Checklist #63].
 - a. We would defer to the Board engineer.
7. The total acreage in the drainage basin to the nearest downstream drainage structure and the acreage of the portion of the development which drains to the structure, including the distance and average slope downstream to the structure and final disposition of the surface waters. [Checklist #64].
 - a. We would defer to the Board engineer.
8. Acceleration/deceleration lanes. [Checklist #75].
9. Traffic channelization [Checklist #76].
10. Fire lanes [Checklist #77].
11. Loading areas and number thereof [Checklist #80].
12. Sight triangle easements at intersections. [Checklist #86].
13. Cross Sections. [Checklist #94].
14. Center line profiles at horizontal scale not less the 1" = 50' for all existing adjoining streets and proposed streets [Checklist #96].

The plan as submitted requires waivers from the following requirements of Article V, Performance and Design Standards:

15. To have no off-street loading as per §509, Off-Street Loading.
16. To have less than a 24-foot aisle for the proposed 90° parking along Fairfax Avenue as per §510.G(2).
17. To have more than one (1) two-way access drive for a parking area with less the 75 parking spaces as per §510.K(1).

V. VARIANCE REVIEW COMMENTS

NEW COMMENTS

The administrative amendment requires the following variances:

1. Front yard (addition): (±6.42 ft. provided v. 75 ft. minimum required).
2. Front yard (roof): (±3.42 ft. provided v. 75 ft. minimum required).

POSITIVE CRITERIA ("C1" and "C2" variances)

3. The Applicant must address and the Board consider the following in satisfying the positive criteria for the requested variances:
 - a. The Board has the power to grant a variance where by reason of exceptional narrowness, shallowness, shape, or topographic conditions or physical features, or an extraordinary and exceptional situation affecting a specific property, the strict application of the zoning regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the development of such property (basis 40:55D-70c(1)).
 - b. Also, the Board has the power to grant a variance when the purpose of the Municipal Land Use Law would be advanced by the deviation of the zoning ordinance and the benefits would substantially outweigh the detriments (basis N.J.S.A. 40:55-70c(2)).

NEGATIVE CRITERIA

The Board should not grant a variance unless it is clearly demonstrated that said variance can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance (basis N.J.S.A. 40:55D-70).

The following variances are approved by Planning Board resolution #121011CPFMS adopted April 24, 2012.

§426.R(1), Free-Standing Sign

1. Area: (35 sf provided v. 20 sf maximum allowed).
- §507.A, Off-Street Parking – Office (General or Professional)
3. Buffer: (7.8 ft. provided v. 25 ft. minimum required).
 - a. *The plan is revised to show demolition of Applicant's portion of the common driveway between the subject property and adjacent Lot 2 as per §507.B(1).*

VI. SITE PLAN REVIEW COMMENTS

1. *The plan is revised to indicate on Note #14 on the Lighting & Landscaping Plan that the automatic irrigation is "underground" as per §507.A(4)(b).*
2. *The plan is revised to provide additional landscaping within the islands along Hillcrest Avenue to address the absence of interior landscape islands as per §507.C(2).*
3. *The plan is revised to provide at least three street shade trees along the Black Horse Pike as per §507.D(4).*
4. *The plan is revised to provide a detail for the proposed building mounted light for the proposed Fairfax Avenue Parking Area as per §508, Lighting.*
 - a. Light shield must be provided to prevent visibility of the proposed light source from adjacent properties as per §508.F(4).

5. *The plan is revised to address reduction of illumination to comply with the maximum average 2.0 fc as per §508.F(6).*
6. *As recommended the plan is revised to indicate "vertical screening slats with top and bottom locking channels" or its functional equivalent for the proposed trash enclosure as per §510.L, Refuse/Recyclable Storage Areas.*
7. *The plan is revised to provide concrete sidewalks along the Black Horse Pike, Fairfax Avenue and Hillcrest Avenue with appropriate handicapped access ramps as per §516.A, Sidewalk, Curbs, Gutters, & Pedestrian Ways.*

VII. GENERAL REVIEW COMMENTS

1. As recommended the applicant agreed to combine the lots by recording a Deed of Consolidation.

VIII. RESOLUTION COMMENTS

Findings of Fact

1. *The plans are revised to provide a location for a future trash enclosure.*
2. *The plan is revised to show demolition of Applicant's portion of the common driveway between the subject property and adjacent Lot 2.*
4. *The plan is revised to reduce lot coverage within the maximum 75% requirement.*

Conditions

The Applicant is advised final approval is subject to the following conditions:

IX. LAND DEVELOPMENT ORDINANCE COMMENTS

The Applicant is advised of the following additional requirements of the Land Development Ordinance:

1. *An As-Built Plan as a condition of a Certificate of Occupancy as per §506.C, Layout and As-Built Grading plan Requirements.*
2. *A soil removal plan if soil is to be removed from the site for use or sale other than the premises subject to this application as per §801.C, Soil Removal.*
3. *A grading plan prepared and sealed by licensed professional engineer as per §814, Grading Approval.*
4. *Affordable housing requirement as per §902, Affordable Housing Fees and Procedures.*
5. *Before recording final subdivision plats or as condition of final site plan approval or as a condition to the issuance of a zoning permit pursuant to N.J.S.A. 40:50D-65d the furnishing of a performance guarantee, maintenance guarantee, and inspection fees as per §903, Guarantees and Inspections and §904, Certification or Guarantee Required; Estimate of Guarantee.*
6. *Requirements precedent to construction as per §905, Pre-conditions to Commencement of Construction.*
7. *Construction of off-tract improvements as per §906, Off-Tract Improvements Recapture.*
8. *A zoning permit is required prior to the issuance of any construction permits and prior to the issuance of a Certificate of Occupancy by the Construction Official the Applicant must acquire a Certificate of Zoning Conformity from the Zoning Officer as per §1102, Permits, General, §1103, Zoning Permit and §1104, Certificate of Zoning Conformity.*

X. FINAL PROCEDURES

The Applicant is required to complete the following requirements prior to signature of the plans.

1. Approval from the Board Engineer.
 - a. Following above approval provide twelve (12) subdivision plans for signatures.
2. The Applicant must provide a copy of the Camden County Planning Board Approval.
3. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.
 - a. The escrow account has a surplus in the amount \$446.05.
 - i. We recommend the applicant provide a check made payable to "Gloucester Township" in the amount of 2,446.05 in accordance with the Escrow Agreement to cover professional services.

The Applicant is advised the following requirements are prior approvals to submitting an application for construction permits.

4. Provide an application and zoning permit approval.
5. Provide a cost estimate for site improvements to be reviewed and approved by the Township Engineer.
6. Provide a performance guarantee in the amount determined by the Township Engineer, if applicable (landscaping and public safety improvements only).
7. Provide an inspection escrow in the amount determined by the Township Engineer.
8. Payment of any outstanding escrow fees and sufficient fees to cover anticipated and/or pending invoices for professional services, if applicable.

XI. RECOMMENDATIONS

We have no further comments regarding the application at this time; however, we reserve the right to provide additional comments during the Planning Board meeting to advance the planning process. Should the Applicant have any questions or wish to schedule a meeting to review our concerns, please contact our office at (856) 374-3511.

cc: Blackwood Medical Campus, LLC
Samuel J. Ragonese, Esq.
John M. Pettit, PE
Edward F. Brennan, Esq.
Steven M. Bach, PE