

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, January 12, 2016

Mr. Lechner called the annual reorganization meeting to order and read the commencement statement.

Roll Call:

Mrs. Costa	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Kricun	Present
Mrs. Washington	Absent
Councilman Hutchison	Present
Mr. Dintino	Present
Mr. Reagan	Present
Chairman Owens	Present

ANNUAL REORGANIZATION

Mr. Lechner requested nominations for a Chairman for the 2016 calendar year.

Election of Chairman: Mr. Dintino made a motion to appoint Mr. Owens as Chairman, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

All in favor and motion carried.

The meeting was turned over to Chairman Owens.

Election of Vice Chairman: Mr. Dintino made a motion to appoint Mrs. Costa as Vice Chairman, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

All in favor and motion carried.

Appointment of Planning Board Secretary: Mr. Dintino made a motion to appoint Mr. Lechner as Planning Board Secretary, seconded by Mrs. Costa. Seeing no others, the nominations were closed.

All in favor and motion carried.

Appointment of Acting Recording Secretary: Mr. Dintino made a motion to appoint Mr. Lechner as Acting Recording Secretary, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

All in favor and motion carried.

Appointment of Solicitor: Mr. Dintino made a motion to appoint the Richard Wells, Esq., Florio, Perrucci, Steinhardt & Fader, LLC as Solicitor, seconded by Mr. Kricun. Seeing no others, the nominations were closed.

All in favor and motion carried.

Appointment of Engineer: Mr. Dintino made a motion to appoint Steven M. Bach, PE, CME, Bach Associates, P.C. as Engineer, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

All in favor and motion carried.

Appointment of Conflict Engineer: A motion was made and seconded to appoint Remington & Vernick Engineers as Conflict Engineer. Seeing no others, the nominations were closed.

All in favor and motion carried.

Adoption of Meeting Dates: Mr. Kricun made a motion to adopt Meeting Dates, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

All in favor and motion carried.

Adoption of Official Newspapers: Mr. Hutchison made a motion to adopt the Courier post and Philadelphia Inquirer South Jersey Edition as official newspapers, seconded by Mr. Reagan. Seeing no others, the nominations were closed.

All in favor and motion carried.

Adoption of Agenda Procedures (Rules and Regulations): A motion was made and seconded to adopt Agenda Procedures.

A motion was made and seconded

Minutes for Memorialization

No minutes for memorialization.

Resolutions for Memorialization

No resolutions for memorialization.

Applications for Review

<p>#151036M 1840 P Cheeseman Road, LLC Zoned IN</p>	<p>Minor Site Plan Block: 14003, Lot 13</p>
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Appearing before the Board is Jack Plackter, Esq. attorney for the Applicant.

Mr. Wells provided a complete description of the purpose of this matter, which is a settlement hearing of the application that was heard in July 2015 that was denied by the Board. He further explained the Board authorized himself and Mr. Richard Goldstein to complete the settlement process. The settlement terms must be presented to the Board at a public hearing. There is no admission of fault by either parties to the settlement and the terms of the settlement is the application would be approved as submitted and as agreed upon at the initial meeting.

Jack Plackter, Esq. attorney for the Applicant thanked Mr. Wells and Mr. Lechner and other Township officials for meeting with his client to complete the process. He stated that the application was duly noticed to all property owners within 200 feet and in the official newspaper. He further affirmed that his client agrees with the professionals reports.

Mr. Hutchison inquired on the vote for the application and order of roll call.

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

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

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Abstain
Councilman Hutchison	Abstain
Mr. Dintino	Yes
Mr. Reagan	Abstain
Chairman Owens	Yes

#161002RDSPW
Lee & Marie Meinhart

Redevelopment Agreement
and Site Plan Waiver
Block 11604, Lots 6, 10 and 11

Appearing before the Board is William Ziegler, Esq. attorney for the Applicant. He provided an introduction of the application and indicated his client appeared before the Redevelopment Entity on January 11, 2016. He also described the various site improvements proposed by his client and incorporates the review letters from the Board professionals. Mr. Zeigler explained in 2003 his client received approval to construct the pole frame building on the property, which is now in the Blackwood West Redevelopment Area. He stated that Mr. Lechner request several site improvements to the property and close various open permits. His client agrees to provide parking, lighting, vertical screening slats for the chain link fence, finalize all outstanding permits, and remove asphalt to assist in drainage.

Clarence Hazel, PE, was sworn and qualified and accepted by the Board as expert. He stated that the Applicant is committed to completing all the site improvements as identified in the Board professionals reports.

Mr. Lechner stated Township Council as the Redevelopment Entity had no objection to allow the Applicant ninety (90) days to complete the open construction permits and six (6) months to complete the site improvements.

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

Mr. Hutchison made a motion to approved the application, seconded by Mr. Reagan.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

**#161004
Blackwood Clementon Road
Redevelopment Plan**

**Ordinance O-15-19
Block 18612, Lot 4
Berlin-Cross Keys Road**

Mr. Lechner explained Township Council has forwarded Ordinance O-15-19 to the Planning Board for their comments on the Blackwood Clementon Road Redevelopment Plan. He explained the redevelopment plan has been an ongoing project and recently completed by the firm T & M Associates. Mr. Lechner described the boundaries of the redevelopment plan, namely, the corridor of Blackwood Clementon Road bounded by Little Gloucester Road, College Drive including Laurel plaza Shopping Center, boundary before the Millbridge Apartments, and plaza Drive.

Chairman Owens provided direction to the Board for following the presentation on their laptops.

Mr. Lechner continued his presentation describing a historical ordinance adopted by the governing body identifying the entire Township as a Rehabilitation Area, which allows tax abatement for the entire Township. This same ordinance also allows the Township to establish redevelopment plans in lieu of conventional zoning. However, redevelopment plans in Rehabilitation Areas do not allow the power of eminent domain or Payments In Lieu Of Taxes (PILOT).

The Redevelopment Plan provides opportunities for existing property owners to reinvest in the properties to improve this commercial corridor. Presently, there has been limited reinvestment and many building pad sites block the larger shopping centers and there is a high volume of fast moving traffic.

The Redevelopment plan has two primary components: 1) Improvement of Blackwood Clementon Road in accordance with the cross section in the redevelopment plan. This would be completed by the Township; however, the County has agreed to assist in finding the necessary funding and 2) Opportunities for bonuses to owners to allow mixed commercial and residential development that implement certain improvements. These are found in the chart in the Redevelopment Plan. Mr. Lechner further explained that this particular redevelopment plan is an overlay so the existing HC – Highway Commercial zone is still applicable.

A general discussion followed on whether or not the road would be widened and it was explained the redevelopment plan provides all work within the existing 86-foot right-of-way. The new improvements to the road way would include grassed median at traffic signals, bicycle lanes, and sidewalks. The intent is to calm existing traffic and make the area friendlier to pedestrians.

Mr. Hutchison inquired on the 90 thousand dollar grant and greyfields study and its applicability to existing marketplace. Mr. Lechner stated in his opinion the area has not changed significantly and neither has consumers spending habits except for the new Gloucester Premium Outlets. Mr. Lechner further explained there are several areas in the Township for consumers depending on their goals such as Outlets, Historic downtown Blackwood, which through the Mayor's initiatives with Mainstage is being developed into an art district, Big box on Berlin – Cross Keys Road, and a more traditional retail on Blackwood – Clementon Road.

Chairman Owens inquired on any steps to market the Redevelopment Plan and Mr. Lechner stated the Township Economic Development Corp's consultant Triad Associates has great track record and this Redevelopment Plan would be included in the Township's marketing strategy. However, the first step is getting started on the redesign of the roadway, which is the key feature of the Redevelopment Plan.

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

Mr. Wells provided a brief description on the Board's purpose in commenting to Township Council on adoption of Ordinance O-15-19.

Mr. Kricun made a motion to approve the Blackwood Clementon Road Redevelopment Plan and accompanying ordinance, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

**#161005
Amendment to Zoning Map**

**Ordinance O-15-20
2015 Reexamination Report
recommendations, BWD and Signs**

Mr. Lechner explained Township Council has forwarded Ordinance O-15-20 to the Planning Board for their comments on the ordinance. Mr. Lechner went through each section of the ordinance, which recommends the rezonings identified in the reexamination report that was completed in June 2015, correcting the Glen Oaks Redevelopment Area boundary, identify the College Drive Redevelopment Area,

identify the Villages of Gloucester Township Redevelopment Plan boundary, and the Blackwood Clementon Road Redevelopment Plan boundary. The ordinance also eliminates the BWD – Blackwood West District, which only applied to approximately eight lots; these will now be R-3 – Residential, and provides housekeeping for sign requirements in the Blackwood West Redevelopment Plan.

Mr. Lechner advised the Board that the Zoning Map must identify all the Redevelopment Plan area boundaries because the land use regulations to these areas are not in the Land Development Ordinance. The land use regulations are in separate documents and having them on the zoning map alerts a developer to the respective redevelopment plan.

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

Mr. Wells provided a brief description on the Board's purpose in commenting to Township Council on adoption of Ordinance O-15-20.

Mr. Kricun made a motion to approve the amendments to the zoning map and accompanying ordinance, seconded by Mr. Reagan.

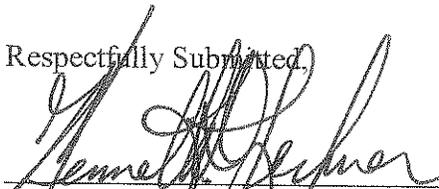
Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Councilman Hutchison	Yes
Mr. Dintino	Yes
Mr. Reagan	Yes
Chairman Owens	Yes

Chairman Owens advised the Board Mrs. Pinolini resigned and thanked Councilman Mercado on his many years of service to the Board and congratulated him on being Council President.

Meeting adjourned.

Respectfully Submitted,



Kenneth D. Lechner, JPP, AICP
Acting Recording Secretary