

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, January 24, 2012

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

Roll Call:

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| Mr. DeIDuke | Present |
| Mr. Dunn | Absent |
| Mr. Jones | Present |
| Mr. Mercado | Present |
| Mrs. Musser | Absent |
| Mr. Moffa | Present |
| Mr. Pillo | Present |
| Mrs. Washington | Present |
| Mr. Guevara | Present |
| Mrs. Costa | Absent |
| Chairman Kricum | Present |

Also present was Edward F. 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 seated Mr. Guevara for Mr. Dunn.

Minutes for Memorialization

No minutes for memorialization

Resolutions for Memorialization

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| #111069PFSPF Cleanlight Power & Energy, LLC | Preliminary & Final Major Site Plan Block: 301 Lot: 4 |
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Mr. Mercado made a motion to approve the resolution, seconded by Mr. Jones.

Roll Call:

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|-----------------|-----|
| Mr. DeIDuke | Yes |
| Mr. Mercado | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |
| Mr. Guevara | Yes |
| Chairman Kricum | Yes |

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| #111050M Our Lady of Hope Catholic School | Minor Site Plan Block: 19102 Lot: 6,7 & 8 |
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Mr. Pillo made a motion to approve the resolution, seconded by Mr. DeIDuke

Roll Call:

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|-----------------|-----|
| Mr. DeIDuke | Yes |
| Mr. Mercado | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |
| Mr. Guevara | Yes |
| Chairman Kricum | Yes |

Applications for Review

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| #111048PMFMSP CKeys, LLC | Preliminary & Final Major Site Plan Block: 18501 Lot: 12 |
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Appearing before the Board was Marc Citron, Esq. representing the applicant and Mark Curcio representative of the applicant. Also appearing before the Board was Kristin Holmes, PE was sworn in and qualified as an expert.

Mr. Citron explained to the Board that the Board passed a two (2)-phase project in 2007 for the previous owner. Since the location is under new ownership, they would like to amend phase two (2).

Mr. Curcio explained that to bring in tenants, they would like to split phase two (2) into two versions. In other words, they would like the Board to consider approving two (2) different site plan layouts of the phase 2 area. Using exhibit A-1, it was explained that the first version would be three (3) freestanding buildings that could be office or restaurant spaces. The second version was shown using exhibit A-2; it would be one freestanding building. Each of the proposals is for fewer square feet than the originals. The parking, impervious coverage, circulation and loading will be the same. The splitting of the phases will not have a negative impact on the property or surrounding properties.

Using exhibit A-3, they showed the proposed signage. There will be LED lighting within the existing signage, which is located on the Atlantic City Expressway and Berlin-Cross Keys Road. They will comply with all government regulations, and they will even include Township events.

They agree to Mr. Lecher's letter, some of which has been done already. With Ms. Commins' letter, they request a waiver for exceeding the lighting limit.

The building façade will remain consistent through out.

With nothing further from the Board, the Chairman Kricum opened 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. Moffa.

Roll Call:

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|-----------------|-----|
| Mr. DeIDuke | Yes |
| Mr. Jones | Yes |
| Mr. Mercado | Yes |
| Mr. Moffa | Yes |
| Mrs. Washington | Yes |
| Mr. Pillo | Yes |
| Mr. Guevara | Yes |
| Chairman Kricum | Yes |

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| #111056CMSD Empire Investment Enterprises | Bulk C & Minor Subdivision Block: 20401 Lot: 6 |
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Appearing before the Board was Leonard J. Wood, Esq. representing the applicant. Also appearing before the Board was Addison Bradley, planner Bruce McKenna, engineer, and they were sworn in and qualified as experts.

The application is a proposal to subdivide the property into three (3) lots. This would add lot 6.01 and 6.02 to lot 6. The square footage of the properties will be 1.14 acres x 1.14 acres x 8.5 acres. There will be an easement for access to the back property. The plan will be to have houses on each lot. They asked for a variance for lot frontage for lot 6. Mr. Bradley explained that this lot is in a zone where cluster development is allowed, and this will allow for them to keep the density down. Mr. Bradley continued that they are seeking approval for a septic system since running into the sewer is not financially reasonable. They are awaiting the MUA approval for septic. If the MUA denies the septic, then they would be back in front of the Board with amended plans. They are also proposing to plant a buffer between the easement and the property next door. Lastly, they will make a contribution to the sidewalk fund since there are no sidewalks to connect to. Mr. McKenna added that he believes the proposed lots will be more uniform.

A question was asked about the driveway and what the surface was going to be. They replied that they will pave from the apron up to the main drive.

With nothing further from the Board, the Chairman Kricum opened the application up to the public.

William Schorr was worried about water running off on to his property. The applicant and the engineer will work together, so the water runoff will not be a problem.

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

There was also a letter from the Chews Landing Fire Department about a right of way easement for an emergency vehicle. The applicant stated the he is willing to comply with

the letter and will allow adequate room for emergency vehicles to maneuver. There will also be a fence on the right-a-way easement and the neighboring property line.

Mr. Jones made a motion to approve the applications with conditions stated above seconded by Mrs. Washington.

Roll Call:

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|-----------------|-----|
| Mr. DeIDuke | Yes |
| Mr. Jones | Yes |
| Mr. Mercado | Yes |
| Mr. Moffa | Yes |
| Mrs. Washington | Yes |
| Mr. Pillo | Yes |
| Mr. Guevara | Yes |
| Chairman Kricum | Yes |

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary