

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, February 12, 2013

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

Roll Call:

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

Also present is Edward Brennan, Esq., Kenneth Lechner and Steven Bach.

Chairman Kricum seated Ms. Shinn for Mr. Jones.

Minutes for Memorialization

Ms. Shinn made a motion to approve minutes from January 22, 2013, seconded by Mr. Mercado.

Roll Call:

Mr. Mercado	Yes
Mr. Moffa	Yes
Ms. Shinn	Yes
Mrs. Washington	Yes

Resolutions for Memorialization

#131002CPFSP Comprehensive Property Management	Block: 18404 Lot: 5
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Mr. Mercado made a motion to approve the resolution, seconded by Mr. Pearce.

Roll Call:

Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes

Applications for Review

#121056CM Salvatore & Susan Giambri	Minor Re-Subdivision/Bulk C Block: 10201 Lots: 4.02, 6 & 10
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Appearing before the board was Salvatore Giambri the applicant and Gary Civileir, PE. Both were sworn in and ready to testify.

Mr. Civileir explained to the board that this is a minor subdivision, lot line adjustment. Using a map he showed the lots and that they have no frontage. The lot in the middle doesn't have a dwelling on it; however, there is a small utility shed. There are several variances that are needed.

Mr. Civileir continued that they agree with all the comments in Mr. Bach's letter. They have done or in the process of the completing the rest. With Mr. Lechner's letter there are few items to discuss. First, the certification of wetlands, Mr. Lechner was provided a map of the area, it showed the absence of wetlands. Mr. Lechner asked that they put it on the plans and if a field investigation was done. Mr. Civileir replied that he will add it to the plan and that he personally has walked the property. There is no public sewer or water. Houses in the area have never had any problems. They will provide grading plans once there is a house that is going to be built. The fire officials have been out to the property and have no problems with the plans. The driveway back to the dwelling is paved and would like to omit the 50 foot turn around if needed they will do a 45 ft. The fire trucks have been back there and had no problems getting out. If an official would want a turn around it is preferred to be done when a house is built. Mr. Lechner is fine with that as long as it's recorded in the deed.

Mr. Giambri asked that the he would like to keep the concrete building that was to be removed. The small building been there since 1961 and has been well maintained. There is no electric and is used to store tools. The tools are used to maintain part of his land that is forest. Mr. Giambri will remove the pool and small shed to keep the masonry building. Mr. Lechner stated that it would be covered under the right to farm, as long as the property remains in the forest management.

Also recorded in the deed will be that if a house is built 10 feet of the property next to the easement will become part of it. Mr. Lechner added that as long as the new easement is connected to all the lots.

Other than what comments were discussed they will comply with the rest.

With no questions from the board, it was opened up to the public.

Jack Smith- Mr. Smith is Mr. Giambri neighbor that can see the best all that is going to be done. There was something he has had problems with but it has been talked out. His concern was if they would put the 10 feet and the turn around on the side that has the trees. Mr. Giambri agreed to other is better to keep the trees, plus there are two utility poles there.

With nothing else from the public, the public portion was closed.

Mr. Owens motion was made to approve the application, seconded by Mrs. Washington.

Roll Call:

Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

There will not be a meeting on March 26, 2013. The next meeting will possibly be April 23, 2013.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
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Recording Secretary