

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, February 23, 2010

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

Roll Call:

Mr. Moffa	
Mr. Kricum	
Mr. Gerace	
Mr. Dunn	
Mr. DeIDuke	
Mr. Kasper	
Mr. Lawrence	
Mrs. Musser	
Mr. Vizoco	
Mr. Mercado	
Chairman Palmer	

Also present is Michael McKenna, Esq. who swore in the Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Chairmen Palmer seated Mr. Lawrence for Mr. Kasper.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

No resolutions for Memorialization

Applications for Review

#081072CPCPF St. Joseph's Cemetery	Administrative Amendment(sidewalks) Block: 4603 Lot: 1 & Block: 4604 Lot:1 Location: Olympus Ave.
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Appearing before the Board is Leonard Wood, Esq. representing the applicant; Robert Guerrieri, director and Clifton Quay, PE, PP was sworn and qualified by the Board as an expert.

Mr. Wood explains that they ask for an amendment to remove the requirement that they pay for sidewalks for the entire length of the Black Horse Pike. Instead they would like to make a contribution to the sidewalk fund. This is due to the fact that the state will not give them a permit unless they provide curbing, which is a huge expense.

Mr. Quay explains that the plan approved by the Board has sidewalk along the entire property, Route. 168 and Olympus Ave. They applied for a sidewalk permit from the DOT, which came back and said they won't grant the permit unless they curb the entire frontage along Route 168. The estimate for the curbing is around \$80,000 and the sidewalk around \$20,000. Due to the huge expense they would like to make a contribution to the sidewalk fund rather than putting them in themselves.

Mr. Guerrieri answered Chairman Palmer question that there will be about 2,200.00 plots and 902 mausoleums.

Chairman Palmer explains that he is concerned with the safety of no sidewalks and curbing. With the contribution to the sidewalk fund, if the township ever does goes back to do so, would they have the same problem. The \$80,000 it would cost them, they could make up when they start selling their plots.

Mr. Guerrieri explains that with the number of graves and what they get for each one has to go into escrow not just for today but forever. It will be used over time to maintain the property even once all graves have been purchased.

Mr. Vizoco wanted to know if there is curbing along the Pike and Olympus. Also, if there is sidewalk along the Pike and Olympus. They are not sure if there is curbing and sidewalk.

Mrs. Musser added that it is important to have sidewalks for safety. With funeral you are going to have people walking and you don't want them walking in the street with the traffic from the procession. The response to Mrs. Musser statement was that with the design of the property all the cars would be parking within the property. There should be no funeral traffic parking on the street.

Chairman Palmer wanted on the recorded that there was an exhibit A, a 1021 email and a 1021 fax, which was read.

Mr. Dunn shares in the concern with not putting in sidewalks and curbing, not only for the safety reasons but also for water run off and erosion.

Mr. Moffa stated that they have filled, several times, the rut that the bus creates when it pulls off the road to pick up passengers. Even though it is no their road they feel that it's a safety hazard and continue to rill the rut as needed, Also, diagonal was the BHP Motel which someday will be rebuilt up, creating more pedestrian traffic. It is a safety issue to not have curbing.

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

Mr. Dunn made a motion to deny approval this application, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Clearwire US, LLC	Block: 15302 Lot: 33 Location: Erial Rd.
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Appearing before the Board is Nicholas Menas, Esq. for the application. Also, Roger Johnson, PE and Arnold Darwan, radio frequency engineer, were sworn in and qualified by the Board as experts.

Mr. Menas provides a revised set of plans that has not seen by the Board. Mr. Menas then precedes with a short explanation of the panel antennas old heights. With the revised plans the new height for the dish antennas will be 170 feet and the panel antennas will be 103 feet. However, with the revised plans all the ground related equipment has not changed from the original application.

They will only be installing an equipment cabinet that will be raised off the ground due to the impact of storm weather. It will drawing off existing power source on site and will be an unmanned facility. As a result there will be no other utilities needed on site. The site will be remotely monitored, and if there is a problem, a signal will be sent to central monitoring station. There will be maintenance checks done every 4-6 weeks

Mr. Menas explains that with the way the antennas communicate with each other to provide services, it will not in a way interfere with the existing wireless services, the first responder communication antennas, or health and safety.

With nothing further from the Board, Chairmen Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed. Mr. Lawrence made a motion to approve this application, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Ordinance O-10-03

Mr. Lechner provided the Board with info for affordable housing plan and the growth share compliant. This ordinance eliminates the growth share compliant and adds a 1/2 percent for equalization rate. A short discussion follows for the new ordinance.

Mr. Vizoco made a motion to make a recommendation to council, seconded by Mr. Lawrence.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Ordinance O-10-04

Mr. Lechner explains to the Board that all this does is move this from the performance and design standards to into the zoning. The seconded part to this ordinance is the fee for the conditional use. For a single family home there is no fee for the application. With is they can at least charge a minimum filing fee. With regards to exceptions they really only apply to residential use and with this they can also be applied to commercial use. Also, eliminate the certification when people put a shed or fence on their property.

Mrs. Musser made a motion to make a recommendation to council, seconded by Mr. Lawrence.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Ordinance O-10-05 & Ordinance O-10-06

Mr. Lechner explains the amendments in both ordinances. In the New Vision Redevelopment plan and Business Park is to add outdoor recreation with permitted uses. Also, multi screen movie theaters with permitted use. A short discussion followed.

Mr. Vizoco made a motion for Ordinance O-10-05, seconded by Mr. DelDuke.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Mr. Dunn made a motion for Ordinance O-10-05, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary