

February 28, 2012

TOWNSHIP OF GLOUCESTER PLANNING BOARD Tuesday, February 28, 2011

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

Roll Call:

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

Also present is Steven Bach PE, CME, Board Engineer and Kenneth D. Lechner, PP, AICP, Board Planner, and both were qualified as experts.

Chairman Kricun seated Mrs. Costa for Mrs. Musser.

Minutes for Memorialization

Mrs. Washington made a motion to approve November 16, 2011 with the correction of Mr. Mercado being present, seconded by Mr. Pillo.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Mr. DeIDuke made a motion to approve the minutes for December 12, 2011, seconded by Mr. Pillo.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Mr. Moffa made a motion to approve minutes from January 10, 2012 with the correction of the year being changed to 2012, seconded by Mr. Mercado.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Resolutions on Memorialization

Mr. Brennan commented that the resolution had a minor correction.

#111069PFSPF Cleanlight Power & Energy, LLC	Preliminary & Final Major Site Plan Block: 2301 Lot: 3
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Mr. DeIDuke made a motion to approve the resolution, seconded by Mr. Pillo.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

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#111048PMFMSP CKeys, LLC	Preliminary & Final Major Site Plan w/ Bulk Variance Block: 18501 Lot: 12
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Mr. Mercado made a motion to approve the resolution, seconded by Mrs. Washington.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mrs. Washington	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

#111056CMSD Empire Investment Enterprises	Minor Subdivision w/ Bulk Variances Block: 20401 Lot: 6
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Mr. Pillo made a motion to approve the resolution, seconded by Mr. DeIDuke.

Roll Call:

Mr. DeIDuke	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mrs. Washington	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Applications for Review

#121007INF Gloucester Twp. Public Schools Loring-Flemming Elementary/ Glen Landing Middle Schools & Charles W. Lewis Middle School	Informal/Courtesy Review Block: 8015 Lot: 1 Location: Little Gloucester Rd @ Chews Landing Block: 13103 Lot: 42 Location: Arial Rd. @ Little Gloucester Rd.
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John Bilodeau, Assistant Superintendent, explained to the Board that they have been doing facility improvements over the last five years. The basis for being here tonight is to present work they have done with an engineer regarding Loring-Flemming Elementary School and Glenn Landing Middle School. The main issue is that the drop-off and pick-up drive are safety hazards. They solution they have for this issue would be done this summer. Also, the C.W. Lewis parking lot needs to be redone for better traffic flow and is scheduled for the summer of 2013.

Norm Rodger, PE, said the primary work is improvements for three parking areas. One is the campus setting, which involves Loring-Flemming and Glenn Landing. The primary

purpose is to improve the quality of the pavement and reconfigure it for better bus access for drop-off and pick-up. They would like to create a separate access drive for visitors and staff and another for only bus traffic. The bus driveway will have minimal parking, so there would be no conflict with backing out into the drive aisle. There would be an area in the back, which will provide one way traffic access that will provide a safety route for drop-off and pick-up. With that, there would be some small curb and walkway work. Some other improvements include relocating of a fence and moving the in-field portion of the baseball field to accommodate visitor parking.

Second is the Glenn Landing Middle School. They will be doing milling, overlay, and restriping for the entire parking area. Additionally, they will also be extending the roof drains and putting in underground piping, which will provide a safer drive for pedestrians and vehicle traffic.

The third site, C.W. Lewis Middle School, is upgrading the existing paved surface and creating an additional bus root. They will be adding a grass strip that will separate the staff and visitor parking from the bus traffic. At the rear of the site is the Gloucester Township bus garage where the buses leave to access Erial Road. Using the bus aisle will be safer for all. Using a map, they showed the grass isle they will be doing and the flow of the traffic. There will be some relocating of the curb and sidewalk as well as improvements.

Chairman Kricun added that it is positive improvements they are doing.

Mr. Dunn asked about the one existing drive on Erial Road will be eliminated. Mr. Rodger replied, using the map, that when they reconfigure everything, they will only be using two drives.

Mr. Pillo asked what kind of signing they are going to have to know which is for buses and visitor traffic. Mr. Rodgers replied, using the map of the school, where the signs will be for bus and visitor aisle.

Mr. Mercado added that he uses Loring-Flemming and Glenn Landing parking area everyday, and it is very difficult to move around with the current parking area.

Mr. Moffa stated that there is a storage box that belongs to the Township, and if it needs to be relocated, they will take care of it.

With no further questions from the Board, Chairman Kricun opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

All Board members were in favor of the improvements.

Mr. Lechner will send a letter confirming their concurrence.

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#041083FSPA1 Wawa, Inc.	Amended Major Site Plan Block: 14008 Lot: 1&2 Location: 2700 Sicklerville Rd.
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Appearing before the Board was Tim Prime, Esq. representing the applicant. Also appearing before the Board was Ron Klous, engineer, and Kirstein Ritz who were sworn in and qualified as professionals.

Mr. Prime explained that this application is for the existing Wawa on Sicklerville Road. The site was approved in 2005, and now they need to amend final approval. There are a total of 16 fueling positions, and they will be turning an additional dispenser into diesel fuel. There is a higher demand for diesel fuel, so they need the extra fueling station. This site is not for fueling tractor trailers; only for automobiles. There will be no difference to the look of the sight and the fueling pumps. The only thing they will change is the sign for regular gas to diesel, and diesel fuel will be self-service.

Mr. Klous stated there would be minimal site improvements. They will be eliminating the multi-product dispenser and replacing it with diesel. They will be adding one underground 15-gallon tank and installing it within the asphalt area. The tank will be installed, back filled, and have a concrete top. With that, there will be no changes in grading. The tank will be a double wall tank with double wall piping that will be monitored. There will be addition piping added from the new tank to the pumps, and that area will also be back filled with new concrete. The attendant stand will be removed since diesel will be self-service. The signage now states "open 24 hours" and "full service." The new sign, which is located at the entrance of the isle, will remain the same but adding diesel and changing it to self-service. The sign near the roadway will be refaced. They will also have a sign that states that it is not for tractor trailer fueling. There will be eight pumps; two will be diesel.

Chairman Kricun added, with regards to the planner letter, that they need to revise the plan to indicate a final major site plan. Also, they need to provide a sign and seal survey. Mr. Prime replied that he will change the wording, and the survey was already submitted.

Mr. Bach asked what kind of trucks would be allowed to fuel. Mr. Klous replied only single-bodied vehicles.

Mr. Pillo asked how tractors are going to determine that they cannot get the fuel without pulling into the station. Mr. Prime replied that there are maps with fuel stations for tractor trailers to refuel. They do sometimes come onto the property to shop in the store. They will add that to the street sign if the Board would like.

Mr. Pillo asked about the multi-service pumps and if they will be removing the tanks. Mr. Klous replied that the gas tanks will stay and a diesel tank will be added; only the dispenser will be removed.

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Mr. DeIDuke stated that with the original application he was not on the Board and questioned if there was an issue with diesel at that time. Mr. Prime answered that they were not serving diesel at the time, but they might in the future.

Mr. Lechner stated that this is a good thing for the Township, and the applicant just wanted to make sure that they cover their bases. Also, he asked if they will be completing a Title 39 from the Police Department. Mr. Prime answered that they have completed the Title 39.

Mr. Bach asked since the diesel is self service, how will the customers pay. Mr. Klous replied that they can use a credit card right there on the pump, or if they were going to pay cash, they would have to go into the store.

Mr. DeIDuke asked about any letters from the Fire Company. Mr. Lechner replied that they have not gotten a letter from the Fire Company yet. In either case, if they do or do not have a letter from the Fire Company, the Board cannot prevent them from continuing as long as they are doing everything by the code.

Mr. Dunn asked about the tank itself. Mr. Klous explained that it is fiberglass and double walled reinforced.

Mr. Dunn inquired about the permits from the DEP. Mr. Klous replied that they have complied with all the DEP requirements.

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

The motion was for amending the site plan to add additional diesel fueling pump to the site.

Mr. Pillo made a motion to approve the application, seconded by Mr. Dunn.

Roll Call:

Mrs. Costa	Yes
Mr. DeIDuke	Yes
Mr. Dunn	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

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Chairman Kricun asked for when the next meeting would be. Mr. Lechner informed the board on the applications coming up for the next meeting will probably be the March 27, 2012.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary