

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, March 8, 2011

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

Roll Call:

Mr. DeIDuke	Absent
Mr. Dunn	Present
Mr. Gerace	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mrs. Musser	Present
Mr. Palmer	Absent
Mr. Pillo	Present
Mrs. Washington	Present
Chairman Kricun	Present

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.

Chairman Kricun seated Mr. Gerace was seated for Mr. Palmer.

Minutes for Memorialization

Mr. Dunn made a motion to approve minutes from February 8, 2011, seconded by Mr. Jones.

Roll Call:

Mr. Dunn	Yes
Mr. Gerace	Yes
Mr. Jones	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Resolutions for Memorialization

#101083PSPP LaVigna, Inc.	Conditional Preliminary Major Site Plan Block: 14807 Lot: 6
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Mr. Gerace made a motion to approve the resolution, seconded by Mrs. Washington.

Roll Call:

Mr. Pillo	Yes
Mr. Gerace	Yes
Mr. Jones	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Applications for Review

Black Horse Pike Regional School District	Highland Regional High School New Baseball Fields
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Appearing before the Board is Joseph A. Macios, PE for the school district.

Mr. Macios explains that the lack of space issue with the current ball fields is causing only one team being able to play at a time. They are working within the existing facility to provide a second baseball field. Reorienting the existing JV soccer field will allow for a JV baseball field to be placed there. This will permit the school to host two baseball activities at the same time. There was a berm constructed behind the track when the school was built and the plan is to have it graded down to allow for the existing baseball field to be expanded out. In addition, the existing soccer field would be moved in the opposite direction to allow for the new baseball field. There was also a modification done to allow for handicap ramps and handicap areas for people to watch the game. The last upgrade is to remove the chain link dug out and put in a block dugout for the varsity field.

Mr. Dunn questioned what the original purpose of the berm was. Mr. Macios replies that the original purpose was for an old track and field design.

Mr. Moffa asks when this project will be completed. Mr. Macios explains they are going to start at the end of the baseball season and finish over the summer.

Mr. Lechner will send a letter to the applicant's attorney that they have appeared and have complied with their requirements.

#101073PSPF LaVigna, Inc.	Final Major Site Plan Block: 14807 Lot: 6
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Mr. Dunn excused himself from this application.

Appearing before the Board is Dennis Riley, Esq. for the applicant.

Mr. Riley stated that after the workshop they are in agreement with everything. The fence was shown on the plans but the details were not. Mr. Riley showed, using exhibit A-1 & A-2, that there is a fence there now and it will remain. The applicant will also be making a contribution to the sidewalk fund.

Mrs. Musser asked what will be in place of the lighting. Mr. Riley replied there is going to be a tree in each one of the island buffers. Between the parking lot and the arrays there will a fence and landscaping.

Mr. Riley also stated that if the adjacent property is developed, they agree to a cut through so that everyone would leave the parking lot and exit with the traffic light. They have no problem putting an easement to make that happen in the future.

With no one else from the Board wishing to speak the application is open to the public. With no one from the public wishing to speak this application is closed.

Mr. McKenna stated the conditions for the Board. First, is the planners and engineer report. Second, is the fence. Third, is the curb and side walk. Finally, is the consent to the cross access which will be noted on the plans.

Mr. Jones made a motion to approve with conditions, seconded by Mr. Moffa.

Roll Call:

Mr. Pillo	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Gerace	Yes
Mr. Jones	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

#051149PF Kearsley III	Major Subdivision Block: 17902/4 Administration Amendment Wavier From Providing Recreation Fees
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Appearing before the Board is Guido Babore, Esq. and Mr. Daraahshan the owner.

Mr. McKenna explains that there is a law suit that has been filed. The first suit that was filed was for the return of \$50,000. There was then an amendment stating that it was not paid but it is in escrow somewhere. When the property was sold, the recreation area was not done, so the money went into escrow.

Mr. Babore read the township ordinance section 511, required placement of recreational facilities on site or payment in lieu of. He then reviewed that it is no longer legal, as the Jackson case law states. He requested an administrative decision to release the money from escrow or work something out.

Mr. McKenna explains that the Jackson case law does not apply to this matter. The ordinance is not the precise ordinance litigated in Jackson Townships and Jackson Township was prospective.

Mr. Babore explains that Kearsley III is loaded and that only thing they could possibly do there is a jogging path along the road behind the sidewalk. They would also add some benches and some shrubbery. The other alternate would be to put a tot lot in Kearsley II.

Chairman Kricun asked for a motion to go into closed session. Mr. Dunn made the motion, seconded by Mrs. Musser. All were in favor.

Mr. Jones made a motion to return to open session, seconded by Mrs. Washington. All were in favor

Mr. McKenna asks that the applicant summarize their request for the Board. Mr. Babore replies that they would like a resolution stating that no payments in lieu of recreational facility are required for Kearsley III. They are willing to put a tot lot on Kearsley II.

Chairman Kricun asked for a motion to go into closed session. Mr. Jones made the motion, seconded by Mr. Moffa. All were in favor.

Mr. Moffa made a motion to return to open session, seconded by Mrs. Washington. All were in favor.

Mr. McKenna suggests that they provide the Board with specific ions for a tot lot.

This application was table so the applicant can talk with the engineers and provide a plan for the tot lot in lieu of the \$50,000.

Mrs. Musser made a motion to table the application, seconded by Mr. Gerace.

Roll Call:

Mr. Dunn	Yes
Mr. Pillo	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Gerace	Yes
Mr. Jones	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

Meeting Adjourned