

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, March 27, 2012

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

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

Vice Chairman Dunn seated Mrs. Costa for Mr. Mercado.

Minutes for Memorialization

Mr. Pillo made a motion to approve minutes from February 28, 2012, seconded by Mr. DelDuke.

Roll Call:

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| Mrs. Costa | Yes |
| Mr. DelDuke | Yes |
| Mr. Dunn | Yes |
| Mr. Moffa | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |

Resolutions for Memorialization

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| #041083FSPA1 WAWA, Inc. | Amended Major Site Plan Block: 14008 Lot: 1 & 2 |
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Mr. Pillo made a motion to approve the resolution seconded by Mr. DelDuke.

Roll Call:

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| Mr. DelDuke | Yes |
| Mr. Moffa | Yes |
| Mrs. Washington | Yes |
| Mr. Pillo | Yes |
| Mrs. Costa | Yes |
| Vice Chairman Dunn | Yes |

Applications for Review

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| #121006PFMS Camden County MUA Pump Station | Preliminary/Major Site Plans Block: 17902 Lot: 11 |
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Appearing before the Board was Larry Rosoff, Esq., representing the applicant, and Robert Corn, Director of Operations. Also appearing was Robert Serpente, PE, who was sworn and qualified as a professional.

Mr. Rosoff explained to the Board that there is currently an old wastewater treatment building on the property of the Camden County Technical School. To access the building, you have to use driveway number four (4). They are proposing to replace it with an unmanned facility. The new facility will have maintenance check and will be monitored twenty-four hours by the county. They meet all the DEP requirements. There will not be additional sewer since they are already connected into the system. With shutting down the current station, it will be beneficial to the environment.

Mr. Serpente explained the design. The flow is 7.3 millions of gallons a day from two major sources. The Waterford pump station pumps 3 million gallons. On the other side, there are 3.6 million gallons a day coming from Winslow and 10-13 million gallons from another neighboring municipality. This station will have three dry pit sub pumps and has two diesel tanks for power. There will also be odor control from two carbon filters. When the first carbon filter gets spent, the second filter will come online.

The current treatment center will go offline. However, the school is plan on using it for a classroom.

Mr. Dunn asked if the building would remain. Mr. Serpente replied that when the new station comes online, the current one will be taken out of services. Then, the school will take it over. The school may keep some of the topsoil, and the other usable material will be used as back fill.

Mr. Serpente continued that it will match the color, and its look will match all the other pumping stations. Mr. Bach asked if it is similar to the Chews Landing pumping station. Mr. Serpente replied that it will have the same look, but it will be half the size. Mr. Serpente showed the new facility, using an exhibit. Mr. Dunn asked about the wet wells. Mr. Serpente replied that they would be pumping over eight miles of waste.

Mr. Serpente asked if a tax map of the property is sufficient since the property is very big. Mr. Lechner replied that it's in the statute that they have one, but any survey will do. The county should have one, and it is not needed for the Board to make a choice.

The next item they would like to omit is the fire lane, which goes with the parking issue and the handicap ramp. There is going to be no parking, so there is no need for a handicap ramp. This is an unmanned facility, and the only time there would be a vehicle on the property is for a monthly maintenance check. Mr. Bach commented that if the fire marshal is satisfied with that then they are okay with that as well.

Vice Chairman Dunn asked about lighting on the site. Mr. Serpente replied that there will be various lighting around the building. Mr. Lechner asked that they amend the plans to show the lighting.

Mr. Serpente continued that the issue of curbing is the same as the parking and fire lane that they explained. Mr. Serpente explained that they have re-grained the site. There is a drainage basin, and they will add two more. Mr. Bach stated that they comply, and Mr. Serpente agreed. He will also add them to the plans.

Mr. Serpente again stated that the issue of traffic control devices and omitting them fall under the same explanation as the parking.

Mr. Bach asked about signage and believes the building should have at least one. Mr. Corn replied that they are not putting signs because Home Land Security does not want them. They believe that if there were signs, they would become a target.

Vice Chairman Dunn asked them to address the wetlands. Mr. Serpente stated that there is one area that is dry now and might have some water with the weather. They are not disturbing any of the wetlands. Mr. Lechner added that the plans state they are doing work within the wetlands. Mr. Serpente explained they

are not working within the wetland; they are just really close to them. Vice Chairman Dunn commented about a buffer and asked for a letter of approval.

Mr. Bach asked if there is any proposed landscaping. Mr. Serpente replied that there would be some evergreens for a buffer to the north, which is closest to the classrooms and also the east. There will be none along the front, so they will have a clear view of the station. All the sites will have no trashcans. Any trash the maintenance makes will be disposed by the maintenance later.

Mr. Lechner asked about a spot on the plans that looked like a trash enclosure. Mr. Serpente replied that there is a spot where a transformer is going and an underground water meter. Mr. Lechner asked if that is labeled on the plans.

Mr. Lechner asked, with regards to landscaping, if there will be any underground irrigation. Mr. Serpente stated that if they are not going to have any.

They also said they would like to have a waiver for sidewalks and curbing. Mr. Lechner stated that they would only be waiving that small portion of the property. The whole property cannot be part of the waiver in the event that the school no longer owns the property.

He also asked about the steel containers that are on the school's part. Mr. Serpente replied that the school uses them for storage. Mr. Lechner will remove his comment about them since they do not belong to the county.

Mr. DelDuke wanted to know if there was a report from the fire department and anything relating that they need to know. Mr. Lechner answered that at the time, there was not a letter. Mr. Corn added that they have notified the fire department that they can come and train anytime.

Mr. DelDuke inquired about the once a month delivery from a mac truck. Mr. Corn replied that the delivery is the chemicals needed for odor control and sodium peroxide. There are only deliveries of every 2-3 months during the winter. Then, in the summer there are deliveries every 4-6 weeks. There are no tanks on the exterior of the building.

Mr. Lechner inquired about the tank for the diesel fuel. Mr. Serpente replied that the tank will be double walled and inside the building. All operations are monitored, and they will know if an incident should happen.

Mr. Corn explained that the school use to pump into the streams and they will now be tied into the new building.

Mr. Lechner stated that since they are no longer doing barbwire, they do not need the variance.

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

Mr. Pillo made a motion to approve the application with waivers listed above, seconded by Mr. Jones.

Roll Call:

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| Mrs. Costa | Yes |
| Mr. DelDuke | Yes |
| Mr. Dunn | Yes |
| Mr. Jones | Yes |
| Mrs. Musser | Yes |
| Mr. Moffa | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |
| Vice Chairman Dunn | Yes |

Chairman Kricum took over the meeting after excusing himself from the application since he is employed by Camden County MUA.

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| #121010CCUPW Mario Saponaro (Custard Shack) | Bulk C; Conditional Use; Site Plan Waiver Block: 12402 Lot: 9 |
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Nick Saponaro explained to the Board that they are proposing to reconstruct the addition on the property. They would need a variance from the front and side yard set back. The preexisting building has been there for over 30 years and has been deemed unsafe by the Township. They propose to demolish the existing building and reconstruct it in the same exact footprint. With regards to landscaping, they thought they fulfilled their requirements previously. They are not proposing to do landscaping since there was some there, and they have added some over the years. Since they are a small business, they want to know if it is necessary to do it now, and they would like to continue to add more over the years. Mr. Lechner stated since they are asking for a wavier, they might want to bring some of it back.

Mr. Bach asked about the existing trash enclosure and if they are going to redo it. Mr. Saponaro stated it is a big expense that will change the property. The trash enclosure is currently fifty feet away from any buildings. He would like to leave it as it currently is. Mr. Lechner stated that Mr. Saponaro is right about it existing on the property but was hoping they would update. Mr. Saponaro asked the Board

to look at what they are going to improve on the property and feels it will fine left as it is.

Mr. Saponaro stated that it not a problem; they will fix the sidewalks.

Mr. Dunn asked if the new addition is going to have any masonry on that. Mr. Saponaro replies that they are going to have stucco and stone.

Chairman Kricum asked what the price will be to do the enclosure. Mr. Saponaro states that he has not looked into it. The enclosure has been there, and they have maintained it over years.

Mr. Lechner wanted the Board to understand that they have previously been in front of the Zoning Board for the front of the building and a golf course, but it was denied.

Mr. Saponaro told the Board that another business in town, Alfred's Tomato Pie, is going to rent the building.

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

Vice Chairman Dunn made a motion to approve the application, seconded by Mrs. Musser.

Roll Call:

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|--------------------|-----|
| Mrs. Costa | Yes |
| Mr. DelDuke | Yes |
| Mr. Dunn | Yes |
| Mr. Jones | Yes |
| Mrs. Musser | Yes |
| Mr. Moffa | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |
| Vice Chairman Dunn | Yes |
| Chairman Kricum | Yes |

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| #121011CPFMS Blackwood Medical Campus, LLC | Bulk C, Preliminary and major site plan Block: 12607 Lot: 1-1.01-5 |
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Appearing before the Board was Samuel Ragonese, Esq. representing the applicant. Also appearing was Bryan Hall, PE, who was sworn and qualified as a professional.

Mr. Ragonese explained to the Board that the applicant is seeking approval to construct a new pediatric office. The new office would be on the other side of Fairfax Avenue next to the current office. Mr. Ragonese continued that there is two generations of doctors who own the practice, and it has been in the Township of Gloucester for many years. There are currently four doctors that operate the facility. The building is currently a commercial space that used to be a showroom and warehouse. They would like to remodel the space into a doctor's office. There will be additional parking spaces and employee parking. There will be a total of forty-four (44) parking spaces. They will also have some landscaping, and they offer to plan buffers from the neighbors behind the practice. Also, they plan on extending the existing sidewalk across the entire property. The current building has all the utilities that they use, and there would be no need for additional utilities.

The applicant proposed moving the trash enclosure to the Fairfax side of the building. The Board has a problem with that since that side shares a driveway with the house behind the building. They also feel it is too close to the resident. There was a lengthy discussion on having the trash in that space. It was decided that they would dedicate a specific part of the parking lot for trashing enclosure.

Mr. Ragonese also explained that as far as they know, there is no easement that would prevent them from eliminating the applicant's portion of the common drive. Mr. Ragonese asked for a waiver since there are no wetlands. Another waiver is for the Environmental Impact Statement since they are going to keep it a commercial site. They also feel that the traffic impact will be less since it is no longer a showroom. They agreed with the rest of both Mr. Lecher's and Mr. Bach's reports.

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

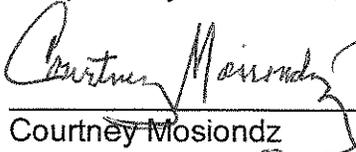
Vice Chairman Dunn made a motion to approve the motion, seconded by Mr. Moffa.

Roll Call:

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|--------------------|-----|
| Mrs. Costa | Yes |
| Mr. DelDuke | Yes |
| Mr. Dunn | Yes |
| Mr. Jones | Yes |
| Mrs. Musser | Yes |
| Mr. Moffa | Yes |
| Mr. Pillo | Yes |
| Mrs. Washington | Yes |
| Vice Chairman Dunn | Yes |
| Chairman Kricum | Yes |

Meeting Adjourned

Respectfully Submitted,


Courtney Mosiondz
Recording Secretary

