

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, April 23, 2013

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

Roll Call:

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

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

#121056CM Salvatore Giambri	Minor Re-Subdivison/ Bulk C Block: 10201 Lots: 4.02, 6 & 10
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

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

Application for Review

#121037SPWA	Site Plan Waiver Amended
Marketplace @ Chews Landing	Block: 20601 Lot: 2& 3

Appearing before the board was Norman Rodgers, PE was sworn and qualified as a professional.

Mr. Rodgers marked the color rendering as exhibit A1 and the revised site compliance plan as A2.

Mr. Rodgers gave an overview of the plan that has been revised as to what was discussed with the board. There is a knee wall that exists on front and side of the building. The side only extends 2/3 of the building. They are proposing to remove the current wall and have the last two-thirds of the wall match the rest of the knee wall. Currently, on top of the knee wall is aluminum tubular pole fencing that will be replaced with PVC fencing. The 2ft knee wall and the 4ft fencing is a total of 6ft, which is compliant. From the top of the fence to the roof there is a gap of 4 ½ to 5 ft. The side has a gate that can currently open; they will be eliminating the gate with the knee wall and fencing. The sidewalk will be removed along side of the building and landscaping will be installed which will

extend to the rear of the building. Ballard's will also be installed along the front and side of the building for additional protection. They will add a no parking sign to the front of the building as requested. There is an existing chain link fence in the rear of the building that will be removed. The applicant would like to use the existing concrete slab. The slab has a slight slope toward the side of the building with drainage holes. There will be a two-inch thick mat under the play equipment for the protection and safety of the children. The mat will consist of polypropylene and synthetic turf that will still allow drainage. They will also restripe all the line in the parking lot and front of the building as requested. The applicant is in agreement with the professional's letters.

Chairman Kricum asked with regards to Chews Landing Volunteer Fire Co. Fire Marshal's letter, there is concern with the gate for motor vehicles and maintaining of the fire lane. Mr. Rodgers replied that they are going to close the side entrance and restripe all the lines, which will take care of the fire marshal's concerns.

Mr. Bach commented that the fence detail going on top of the knee wall has a range of 2-2 ½ ft. and the separation from the soffit is a gap of 4 ½ - 5 ft. He would like to have something more consistent then the range that was given. Mr. Rodgers replied that the look would be constant. The range is different due to the grading from the gap to the ground. Mr. Bach also wants the plans to show how they are going to treat the slump for the drainage since they are adding material.

Ms. Shinn asked if it was in the fire marshal's report that they have an evacuation plan for getting the children to the parking lot. Chairman Kricum replied that the fire marshal's report only says about the fire lane. Mr. Bach added the plans will be reviewed and an evacuation plans will be done based on the buildings occupancy.

With nothing further from the board members, the chairman opened the application up to the public. With no one from the public, wishing to speak the public portion was closed.

Mr. Rodgers will submit to the board a revised compliance plan with the item that was discussed this evening.

Chairman Kricum sought a motion for the approval of the site plans waiver, conditioned upon the submission of a compliance plan and comments from the professional.

Mr. Owens made a motion, seconded by Ms. Washington

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Mr. Lechner informed the board that the next meeting would be May 28, 2013.

Mr. Mercado asked that the board fill out the financial disclosure forms. It is important that they complete this online by May 31, 2013.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

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Recording Secretary