

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, April 24, 2012

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

Roll Call:

Mrs. Costa	Absent
Mr. DeIDuke	Absent
Mr. Dunn	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Absent
Mrs. Musser	Present
Mr. Pearce	Present
Mrs. 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

#121010CCUSPW
Mario Saponaro (Custard Shack)

Bulk C, Conditional Use & Site Plane
Waiver
Block: 12402 Lot: 9

Mr. Jones made a motion to approve the resolution, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mr. Jones	Yes
Mrs. Musser	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

#121011CPFMS
Blackwood Medical Campus

Bulk C, Preliminary and Final Major Site Plan

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

Roll Call:

Mr. Dunn	Yes
Mr. Jones	Yes
Mrs. Musser	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Applications for Review

Gloucester Environmental Services
GEMS Landfill Superfund Area

Preliminary Investigation for Determination of Redevelopment

Appearing before the Board was John Cantwell and George Stevenson.

Mr. Cantwell provided the board with an affidavit of notice. Chairman Kricum wanted them to know that he has done work with this project through the MUA.

Mr. Cantwell explained that the Township wanted this to be in front of the board so they can redevelop this site. The township would like to use the site for solar energy. There are a total of 131 acres that is owned by the township. The portion that is filled with trash of 73 acres the other 58 percent are the township's that wasn't developed due to being so close you the trash. Using an exhibit Mr. Cantwell showed the board the area that has trash and the other that doesn't.

Mr. Dunn inquired what part of the area is capped. Mr. Cantwell replied that the 73 acres are capped. Mrs. Musser asked for clarification on the exhibit where the area of trash is.

Mr. Cantwell continued by going over the NJ Statue of the redevelopment. The first step of the process is to have the govern body submit a request to the board to do a preliminary review of the area for redevelopment. That is why they were there that evening.

Chairman Kricum stated that the cap is phase one (1) and the ground water is phase two (2). The cap is to prevent rainwater from going into the ground where the trash is, however there is nothing on the bottom. There is hope that the trash will one day be removed. Mr. Cantwell states that is something they can discuss if the redevelopment plan goes through. Mr. Dunn added that he agrees with the Chairman about the cap and hopes that one day the trash will be removed. Mr. Cantwell explains that they will make sure the company that installs the solar panel is care not to disturb the cap or go through it.

Mr. Lechner asked that they review the criteria findings. Mr. Cantwell directed everyone to page eight (8) criteria necessary for finding of redevelopment eligibility. Mr. Cantwell explains that they have to meet one the eight (8). He believes that 4.1-C is most suitable for the site. Mr. Lechner and Mr. Bach both agree with the criteria 4.1-C.

Mrs. Musser asked if it is just going to sit there. Chairman Kricum stated that there only thing that can be on the site is something that wont disturb the cap. Mr. Cantwell explains that it is the responsibility of the trustees to oversee the site. Mrs. Musser inquired if the all the trustees have to be in agreement for the project. Chairman Kricum explained that, no, they don't have to be in agreement they are in charge of overseeing the site for the next ten (10) years then the DEP will take over.

Mr. Dunn asked if there could be a list in the packet of what other things the site can be, they are only saying solar panels. Mr. Cantwell replies that is due to the fact that solar panels is the key thing item to discuss. Mr. Dunn directed them to page 2, the section about eminent domain, and asked if that can be removed. Mr. Cantwell replied that the township owns it and it wont is a problem. Mr. Lechner and Mr. Brennan added that it is in the law and the board can't have it removed.

Chairman Kricum would like added to the resolution that anything that may happen doesn't interfere with the clean up that is going on now. There might also might be a phrase three (3), more clean up, one day. Mrs. Musser asked about the 1.2 million dollars that was used for clean up and if the company that will be installing the solar panels will reimburse the money from the bond. Mr. Cantwell explained that is a separate issue; they are only here to determine if the area falls under the criteria for redevelopment. Chairman Kricum wanted it to be known that the Board does have some concerns with it.

With nothing further from the Board the Chairman open the application up to the public.

Joanne Carr asked what is the different between now and 2008 when there was an issue with the swap pink. Mr. Cantwell doesn't recall it having swap pink there and there was a survey done. Chairman Kricum added that if the EPA requires removal of ground water that might affect swap pink in the area.

Chairman Kricum asked for a motion to approve that they have meet the criteria for redevelopment.

Mr. Pearce made a motion to approve, seconded by Mr. Jones.

Roll Call:

Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mrs. Musser	Yes*
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

* Mrs. Musser has reservations.

Empire Investment Enterprises

Block: 20401 Lot: 19

Appearing before the board was Daniel Long, Esq. representing the applicant. Also, appearing was Addison Bradley, PP was sworn and qualified as a professional.

Mr. Long explained to the board the location of the site and that they are seeking a minor subdivision.

Mr. Bradley states that there are three (3) lots with no variances and they meet all conditions. There was a house on the property but has since been removed. There was an encroachment from a fence, however, they talked to the owner and the fence is being relocated. Mr. Bradley continued that they are in agreement with both Mr. Lechner and Mr. Bach letters.

Mr. Lechner asked why all the trees where removed. Mr. Bradley replied that it was all over grown and the other lot owners were thankful for the clean up. Mr. Lechner asked if they could add some shade trees and ornamental trees to the lots. Mr. Bradley replies that they will bond that each lot will have three (3) shade trees and two (2) ornamental trees. They will leave to the homeowner where they want to put them.

Mr. Jones made a motion to approve the application, seconded by Mr. Guevara.

Roll Call:

Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mrs. Musser	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Chair Kricum saw that Mr. Pillo was present for the meeting, thanked and wished him well since he resigned from the board. Mr. Pillo replied that it was a pleasure working together with all the board members.

The next meeting should be May 22. May 8th is canceled. Pep Boys will be heard at the next meeting.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary