

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, April 27, 2010

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

Roll Call:

Mr. Moffa	Present
Mr. Kricum	Present
Mr. Gerace	Absent
Mr. Dunn	Present
Mr. DelDuke	Present
Mr. Kasper	Present
Mr. Lawrence	Present
Mrs. Musser	Present
Mr. Vizoco	Present
Mr. Mercado	Present
Chairman Palmer	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.

Minutes for Memorialization

Mr. Lawrence made a motion to approve minutes from February 23, 2010, seconded by Mr. Kricum.

Roll Call:

Mr. Moffa	Yes
Mr. Kricum	Yes
Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Mr. Vizoco	Yes
Mr. DelDuke	Yes
Chairman Palmer	Yes

Resolutions for Memorialization

#101013CA George C. Miller III	Block: 10704 Lot: 22 Conditional Use
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Mr. Kricum made a motion to approve the resolution, seconded by Mr. Lawrence.

Roll Call:

Mr. Moffa	Yes
Mr. Kricum	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Mr. Lawrence	Yes
Mr. Gerace	Yes
Chairman Palmer	Yes

#101026 South Jersey School of Etiquette	Block: 18904 Lot: 24 Conditional Use
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Mr. Kricum made a motion to approve the resolution, seconded by Mr. Kasper.

Roll Call:

Mr. Moffa	Yes
Mr. Kricum	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

#091061CPSPF AP Construction	Block: 12408 Lot: 2 & 3 Final Major Site
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Mrs. Musser made a motion to approve the resolution, seconded by Mr. Lawrence.

Roll Call:

Mr. Moffa	Yes
Mr. Kricum	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

#101022MPSP	Block: 12301 Lot: 4
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GT Senior Housing Authority	Minor Subdivision
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Mr. Kasper made a motion to approve the resolution, seconded by Mrs. Musser

Roll Call:

Mr. Kricun	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Chairman Palmer	Yes

#101022MPSP GT Senior Housing Authority	Block: 12301 Lot: 4 Preliminary Major Site Plan
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Roll Call:

Mr. Kricun	Yes
Mr. Kasper	Yes
Mrs. Musser	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Application for Review

Camden County College Zoned: IN	Planning Board Review Location: Peter Cheeseman Rd. & College Dr.
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Mr. Bezich introduced the speakers and gave quick overview of the slide show agenda.

Mr. Bezich goes over the site plan of the college. The 1st project is called ring road which consists of four phases. The first phase consists of new electrical service. The seconded phase is broken down into two sections A & B. Phase 2A is the first section of ring road and storm water management. Phase 2B will be the parking lot Reconfiguration with improvements and campus way finding system. Phase three will consist of repairs to the parking lot and improvements to landscaping. Mr. Bezich shows a map of what ring road will look like.

Mr. Corfield explains to the board about the science and classroom building which is going to be a new three-story building that will mimic some of the other buildings. The first floor will have a dental clinic, a café, commercial kitchen used to teach cooking, administrative suites, building support, health career suite, faculty hotel, restrooms, and general classrooms. The seconded floor is more for academics that consists of biology labs, a common area for students, and general classrooms. The third floor is geared more for chemistry. Besides chemistry labs and prep areas, there will be also be a surgical suite, science administration suite, nursing arts unit, offices, and classrooms. There will also be a prep room where students will not be allowed and an elevator, just for chemicals.

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Taft Hall, adjacent from the new building, which now houses the science department, will be turned into an administrative building. Classrooms will be converted into student services and administrations. There will be testing and assessment areas along with faculty lounges and VP suites on the third floor. Along with this conversion, they will be upgrading restrooms and replacing windows. Where the basements access is now, they would like to fill that in and remove the HC ramp. The last thing they will do to the building is create a new barrier free main entrance.

Mr. Bezich explains that after all the new renovations are complete, they will be knocking down the oldest buildings on campus. This will open up about 15 acres of developable land.

Mr. Vizoco inquires about an approximate time for all that was discussed.

Mr. Bezich replies that they are hoping to go out to bid in the next few months, and then they will start construction before the winter sets in. From there, it will be an approximate 18-20 month of construction. The renovations on the Taft building will be a few years before they are started.

The last thing they have for the Board is the long-term economic development. There are about 73 acres in developable land. There are two areas, the first one is about 29.5 acres and the other is 43.17 acres. Both areas could be used for business park flex overlay and planned highway commercial development. The presentation was concluded with a map of the college property overview.

A short discussion followed about the problems with the new college drive on and off ramps.

Mr. Lechner will write a letter acknowledging that they were there and presented the renovation plans to the Board.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary