TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, May 12, 2015

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

Roll Call:

Ms. Costa	Present
Mr. Dority	Present
Mr. Gallo	Absent
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	Absent

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.

Vice Chairman Owens seated Ms. Pinolini for Mr. Kriucm

Minutes for memorialization

No Minutes for memorialization

Resolutions for memorialization

Clementon Ventures, LLC #141032INCM	Minor Site/ Bulk C Block: 14401 Lot: 4

Twin Oaks III , LLC #151011CM	Minor Subdivision/ Bulk C Block: 18612 Lot: 4

Cross Keys MZL, LLC #151018RDCM	Minor Subdivision/ Bulk C

College Drive Redevelopment Plan	Ordinance O-15-8

Mr., Mercado made a motion to approve all four (4) Resolutions, seconded by Mr. Owens.

Roll Call:

Mr. Dintino	Yes
Mr. Mercado	Yes
Mr. Owens	Yes

Applications for Review

Blackwood Fire Department District #4	Courtesy Review Addition w/ Mezzanine

It was brought to the board's attention that the agenda said Lambs Terrace. It should be Blackwood Fire Company.

Appearing before the board was Robert Conley, architect and Bob Sambuca were both sworn and qualified as professionals.

Mr. Conley directed the board to the enlarged site plan. There are structural problems within the engine bay so they will be replacing them and adding one more bay. There won't be any changes to the paved area, and lighting. The addition will take up some of the parking along the building, however they will be relocating them. The curbing and sidewalks have been replaced with in the last seven (7) years. The existing roof is flat, which they will be changing to a pitched roof.

Mr. Lechner added that any issues were worked out with council and there are no issues.

All members said yes to Mr. Lechner sending a letter of recommendation to council.

Kimberly & Michael Porch #151021CC	Conditional Use/ Bulk C Block: 20101 Lot: 5

Appearing before the board was Kimberly & Michael Porch, applicants.

The porch's want to build a 14x30 building to be a prefabricated work shop for their home business. The building will contain small machinery and no employees other than themselves. Their

business is registered with the state. There will be no additional noise or traffic. There is a church on one side and a horse farm on the other. They want to create and finish a craft all in one place.

Mr. Lechner stated that the building is basically an oversized shed. So the applicant understands what is asked of them as major home occupancy, he read the conditional use requirement for such. The applicant stated that they have read through each item Mr. Lechner just read and are in agreement to all.

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

Mr. Jones made a motion for conditional use and bulk variance relief, seconded by Mrs. Washington.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

AtlantiCare Physicians Group, PA #151024SPW	Site Plan Waiver Block: 13305 Lot: 4

Appearing before was Nicholas Talvacchia Esq. representing the applicant, Also, appearing was Norman Wescoat, Architect and Robert Reid, Planner was sworn and qualified as professionals.

Mr. Talvacchia explained that this site was a restaurant that they will be turning into a medical office using the same footprint. They are also in agreement with both Mr. Bach and Mr. Lechner's letter.

Mr. Reid walked the board using the site plan, exhibit a-1. The location, size, parking and the well maintained landscaping around the building. There are thirty-two (32) parking spaces in the lot which they will be resealing and restriping. The drive thru adding two (2) spaces and adding grass to the rest of the area.

Mr. Wescoat went over the lay out of the building. The front door will be in the same place. There will be a waiting area, bathroom, kid's area and reception desk. The doctor office will have a bathroom and a closet. There will also be a nurse's station, exam rooms, lunch room, a handicap accessible bathroom and X-ray room. They will be using slate along with new window trim. There is currently a mezzanine second floor which will be removed.

Dr. Rusky stated that patients seen are not emergencies, however, it can't be put off. All patients are walk-ins. There will be no ambulances bring patients in. Mostly, the patients have minor

injuries or traumas. The hours of operation will be about 10:30am-10:30pm. All medical waste will be removed by an independent company as required by the state.

Mr. Bach questioned the three employee parking spaces. They will be backing out at an add angle which was showed on the plans. Mr. Reid agreed and will resubmit revised plans.

Mr. Lechner agree with the waiver, since it's in probate no escrow, there will be a check of the property before a certificate of occupancy will be granted.

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

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

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Anthony Alberta #15151029M	Minor Subdivision Block: 2203 Lots: 7,8,9 &10

Appearing before the board was Bruce McKenna, PE and the applicant, A. Alberta were sworn in.

Mr. McKenna stated that a subdivision was submitted to make to combine lots from the remainder lot for an existing house. They were asking for waiver of a sidewalk.

Mr. Lecher asked about the existence of wetlands. Mr. McKenna replied that there is a note on the plans that there is no wetlands.

Mr. Bach asked if they are in agreement with the sixteen (16) recommendations, which the applicants are in agreement to.

Mr. Jones motion was made to approve the minor subdivision with waiver, seconded by Mr. Dintino.

Roll Call:

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Jones	Yes
Mr. Mercado	Yes

Mrs. Pinolini	Yes
Mrs. Washington	Yes
Vice Chairman Owens	Yes

Next meeting

Mr. Lechner stated there might be a meeting for May 26th and then June will be the review of the master plan. Also, the outlets are due to open August 13th

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

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Recording Secretary