

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, May 22, 2012**

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

**Roll Call:**

Mrs. Costa	Present
Mr. DelDuke	Present
Mr. Dunn	Absent
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
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.

Chairman Kricum seated Mr. Guevara for Mr. Dunn and Mrs. Costa for Mr. Jones.

**Minutes for Memorialization**

Mrs. Musser made a motion to approve the minutes for March 27, 2012, seconded by Mrs. Washington.

**Roll Call:**

Mrs. Costa	Yes
Mr. DelDuke	Yes
Mrs. Musser	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

**Resolutions for Memorialization**

#121013MSD Empire Investments Enterprises	Minor Subdivision Block: 20401 Lot: 19
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Mrs. Musser made a motion to approve the resolution, seconded Mr. Pearce.

Roll Call:

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

**Applications for Review**

#121025M Anthony R. Alberto	Minor Subdivision Block: 13901 Lots: 70 & 71
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Appearing before the board was the applicant Anthony Alberto. Also appearing was Addison Bradley, PE was sworn and qualified as a professional.

Mr. Bradley explained to the board that this a simple move of a line. They have one lot that is conforming and the other is not. With moving the lot line both lots would then be conforming. Mr. Bradley stated that they agree with all the planners' comments except for the issue of sidewalks. Mr. Lechner stated typically sidewalks are asked for on new lots and these exist. Mr. Bach agreed with Mr. Lechner and that could be a waiver. Mr. Lechner added that they used to ask for a contribution to the sidewalk fund but they no longer can do that.

Mr. DeIDuke asked if they are repairing the curb and if there are plans for the other lot. Mr. Bradley replies that they are going to take care of the cubing. As of right now there is a house on the one lot and the other is vacant with no plans.

Mrs. Musser comment that even though the public works don't have sidewalks with a house there is the possible of children waiting for the bus. For safety reason she feels that there should be a sidewalk. Chairman Kricum asked for a rough estimate on what the sidewalks would cost. Mr. Bradley replied that it would be about \$45,000. He then suggested that they do a 4x4 pad for each of the lots that children could stand on and wait for the bus. Mrs. Musser added that she is still worried that kids will stand too close to the curbing on Erial Road and that it is a very busy road. Mr. Lechner added that there is a sidewalk about 200 feet away on Braier Lane. Mr. Albert added that there is the sidewalks for Braier Lane are about 3 lots away. Mr. Bradley wanted to remind the board that these are two (2) excising lots and that they are just moving the lot line to make them both conforming. Mrs. Musser feels that they should not waiver the sidewalks. Mrs. Washington feels that they should have sidewalks, however, a pad would be sufficient. The rest of the board members agreed that they would like sidewalks. Mr. Bradley agreed that they would put sidewalks in.

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

Chairman Kricum asked for a motion to approve this application with sidewalk as was discussed.

Mrs. Musser made a motion to approve the application, seconded by Mrs. Washington.

Roll Call:

Mrs. Costa	Yes
Mr. DelDuke	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

#121020PFMSCUAC Embree Asset Group, Inc. Pep Boys	Preliminary/Final Major Site Plan Block: 20101 Lot: 8
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Appearing before the board was Aravind Aithal, Esq. representing the applicant. Also appearing was Ms. Mathern who work for pep boys; Lorie Karakashian, PE;

Mr. Aithal explained that this site is at the northwest corner of Blackwood-Clementon Rd. and Little Gloucester rd. The lot is now vacant and is in need of some repair. Pep Boys maintain their properties. There are some bulk variances for lot size; lot set back, buffers, parking set back, off street parking and signs.

Mr. Brennan informed the board that there is an objection to the jurisdiction. Mr. Brennan explained to the board that they should listen to the objector and then make a decision if the application should continue.

Appearing before the Board was Tom Shovlin, objector, for McCaliber Enterprises.

Mr. Shovlin explained they have some questions with regards to the jurisdiction. The first issue is the notice that was sent out to the public is different to the plans. The notice states that there is going to be five (5) façade signs, however, the plans states that there is to be six (6). The notice also said that there is going to be five (5) bays and the plans state six (6).

The second question is the applicant looking for a condition use permit but it appears a use variance is required to satisfy the zoning. The other is for off street parking, loading space, lighting section and open space which the ordinance, as descibed in section 706 where they are proposing 10 feet.

Mr. Brennan stated that he has had time to talk to Mr. Lechner and they don't believe anything in the notice was defective. Mr. Lechner explained section 706, land

development ordinance are standards that are applied to all land development applications including site circulation and lighting. Mr. Lechner believes the conditional use requirements of section 416 d #1 are applicable and that they have met all the conditions and a use variance is not required and those requirements are in his report. Mr. Brennan clarifies that there is site plans standards that is applied to land development.

Mr. Aithal wants the objector to list the reasons. They have to meet in section 416 and 706. They paper is exhibit O-1. Mr. Brennan stated the Planning Board does have jurisdiction and should move forward.

Mr. Aithal continued with his witnesses. Allison Mathern is the architectural project manager for Pep Boys. Ms. Mathern stated that she has been with Pep Boys for over two (2) years. She oversees the design of all Pep Boy projects and has input on the location of the sites. Ms. Mathern has visited and reviews all plans for this site. The design for this site has only been being used for few years, however, has not been built from the ground up. Due to that fact they are excited to have this new site be a showcase for all their stores. Ms. Mathern continues that their closest competitor is Firestone, which is, located three (3) miles away. Ms. Mathern uses the slides, exhibit A-1, to show the board where the site is, what is there now and what is going to be done. This site is going to be a service center. Their stores usually have auto parts and accessories. This center main service is going to be oil changes, wiper blades, new tires and thing along that nature. Oil changes will be done by appointments and walk-ins. Using the slide Ms. Mathern showed the board some of the other stores that are similar to the one proposed. Most of the work they do will take about two (2) hours and customers can wait in the waiting room. Chairman Kricun interjected that he wants them to move along to the variances, waivers and public portion. Ms. Mathern concluded that the site usually has six (6) employees that would work on about 10-15 cars a day.

Ms. Karakashian told the board that they are in agreement with most of the comments. The variance they are seeking for signage and propose one (1) free standing sign that is compliant. There are two (2) façade signs on the front of the and six (6) sign above each bay. The proposed signs above the bays are mounted onto the building, which isn't permitted. Pep Boys has the signs there for visibility and for safety. Mr. Lechner stated the ordinance for a façade sign on the front elevation is 140 sq. ft., but they could only go up to 100 square feet. They would like to have people know where they are going by focusing on the sign and the line of sight. This will allow people to see their sign at an earlier time allowing them to safely turn in. They are adding landscaping to the site and the sign area. The sign will be facing the street and will not disturb the residential neighborhoods. Their sign will also consistent with signage in the neighboring businesses. Mr. Bach added that they are two (2) heavily traveled roads and needs the appropriate signage. He agrees with the variance, they are an appropriate size and elevation.

With parking they are providing 17 spaces where 30 is what is required. As was stated before they do up to 15 cars a day, the bays can hold about six (6) car if more space was ever needed. Mr. Lechner and Mr. Bach agree that with what services they are providing, they don't have any objections.

Mrs. Musser asked that with their hours of operation what is the average amount of car? Ms. Mathern replied that they do about an average of 12 cars a day. They have one center that does about 16. Mrs. Musser wanted the board to remember that there will be four (4) employees working at a time.

Ms. Mathern pointed out that the lot coverage is under what the ordinance allows. They would also like a waiver for environmental impact since they will have no impact on neighboring properties. They next waiver they ask is for a loading area since deliveries will be small on an as needed basis from a small truck. Mr. Bach asked if they would have bulk oil deliveries. Ms. Mathern explained that the only tractor-trailer they will have on the property is for the initial set up of the store.

Ms. Mathern continued that they are proposing mill and pave the existing parking lot then seal coating so it all meshes together and is consistent. Mr. Bach replied that he has seen that done several times before and it never looks the same. He suggested not mill and pave so it looks consistent. The applicants agree.

Ms. Mathern has walk the sidewalks and most of them are in good shape with a few that would need repair. They proposed to repair the ones that are in need and leave the rest, Mr. Bach and Mr. Lechner will check out and mark which ones are in need of repair. Ms. Mathern stated that they want the whole property to look good and new. If during construction it looks like they should all need to be redone they will do so. They have no problem with lighting and will do what is suggested. They want it to look brand new and will do whatever is necessary and if it looks as if it's going to need to be redone during construction then they will do it. With the issue of light they will do what it takes.

The Board would like to see a wall that states welcome to Gloucester Township in front of their sign. Similar what is diagonally across the street. The applicants will speak with the building official and the MUA.

They would also like a waiver for the traffic impact report. This is because they were keeping the existing driveways access points. When Checker was there they has much more traffic going through than Pep Boys will. The Gloucester Township police department as that they make it a right turn only onto Blackwood Clementon Road, which they are willing to do. Mr. Bach explained that it should depend upon the county for approval since they have full jurisdiction.

Mr. Bach wanted the trash enclosure to have a gate around it. The applicant agreed.

Mr. Lomas explained that the building is basically rectangle shape. It will be made up of textured block that will be painted Pep Boys signature colors. The base, below the bays doors is going to be gray; then a blue strip; followed by a section of white and then finishes with a blue strip on top. Three sides are going to be painted, the front and both side, the back façade will be the same as the front and sides.

With nothing further from the applicants, chairman Kricun open the application to the public.

Kelly Hobbs stated she is concerned that it's going to look like junkyard with cars out front, the noise of the air guns, and the additional traffic it's going to cause. Ms. Mathern explained that if a car were to break down they would have it towed or moved into a bay if needed. They don't want their parking lot to look like a junkyard either and will take steps needed to prevent that. Ms. Hobbs asks what they are going to do with the tires that are taken off the cars. Ms. Mathern explains that they will go into a six (6) foot block enclosure which will be picked up everyday. Mr. Aithal added that they have not done noise test, however, where the tools will be used is approximately 200 feet from the property line. They have never in the past received any complaint regarding noise. Where Ms. Hobbs property is located the sound will be blocked by the building itself and as what mentioned before the door will open to bring a car in. They will do what it takes to comply with the noise ordinance.

Mr. Lechner stated that the trash enclosure on the plans, however, there isn't anything about the used tire storage. Mr. Aithal replied that they would clearly mark it on the plans.

Another resident is concerned with the noise and believes that there will be cars parked over night. The biggest issue he has is that this site is not big enough for what they are proposing to do. The last issue is that due to the size of the building, it will block traffic for drivers coming up Little Gloucester Road.

Joanne Blackwell doesn't want to have to sit in her backyard and see the bay doors. Additionally she is concerned with the traffic, sounds, smells and most important the retail sale of her house.

David Hoff- is concerned with the amount of traffic from vehicle in the parking lot. He is also concerned with the driveway locations and the traffic problems they will cause.

With no one else from the public wishing to speak the public portion was closed.

Mr. Pearce asked with the amount of customers they average a day would that be enough to stay open. Ms. Mathern replied that what they bring in daytime a year, it is plenty.

Mrs. Musser has an issue with the amount of parking spaces and if six (6) bays are necessary. Ms. Mathern replied that is the basic design of most of their stores. They have another location that has the same amount of bays with fewer parking spots than they are proposing for this location.

Mr. Shovlin, Objector, would like the Board to hear from his professionals.

Mrs. Musser wants clarification about the oil and water separator. Ms. Mathern explained the tank location and procedures. Mrs. Musser would like the building to have a brick façade, which will match other businesses in that area. She felt this should be since the township spent a lot of money trying to bring in businesses to Blackwood Clementon Road. Ms. Mathern replied that it would cost more money and isn't in their budget. Also, they would like the theme of all their buildings to be the same. Mrs. Musser asked if they would think about changing some of the colors. Ms. Mathern explained that the colors are the Pep Boy brand.

Mrs. Costa still had concerns with the parking spaces, even after all the testimony given. Chairman Kricun asked what the steps are they are taking to minimize the noise. Ms. Mathern explained that there are some trees now toward the rear of the property. They are planning on doing more landscaping and have the door closed unless a car is being moved. Mr. Bach suggested they plant evergreens; they would work as a sound barrier as well as adding appeal to the property. The applicants agreed to work with the engineers.

Joanne Blackwell wanted to know what the minimum height of the evergreens when they are planted and if they will hide the doors. Mr. Bach replied that at the time they are planted some of the door would still be visible. If they were to plant taller ones they sometime don't grows as well. In time they should grow tall enough that they will block the doors.

Chairman Kricun asked the objector if they table until next meeting, about how long he think his people would need to testify. Mr. Shovlin, objector, replied that if they can come back it should take that long. He would like to possibly cross-examine the witnesses that have already testified. Mr. Aithal objected to having a continuation. Chairman Kricun over ruled the objection.

Mr. Lechner stated that the next meeting will be June 12, 2012 and no further notice is needed.

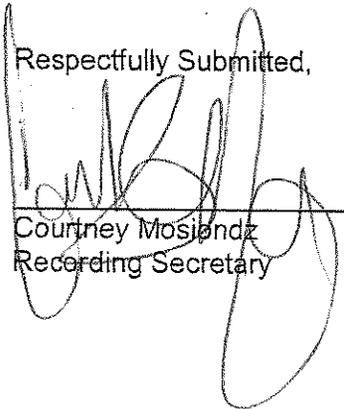
Mr. Pearce made a motion to table the application until the June 12, 2012 meeting, Seconded by Mr. Guevara.

Roll Call:

Mrs. Costa	Yes
Mr. DeIDuke	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Meeting Adjourned

Respectfully Submitted,

  
Courtney Mosjendz  
Recording Secretary