

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, May 24, 2011

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

Roll Call:

Mr. DeDuke	Present
Mr. Dunn	Absent
Mr. Gerace	Absent
Mr. Jones	Present
Councilman Mercado	Present
Mrs. Musser	Present
Mr. Moffa	Absent
Mr. Palmer	Present
Mr. Pillo	Present
Mrs. Washington	Present
Chairman Kricun	Present

Also present is Michael McKenna, Esq. who sworn 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

Minutes from March 08, 2011

Mr. Pillo made a motion to approve the minutes from March 08, 2011, seconded by Mrs. Musser.

Roll Call:

Mr. DeDuke	Abstain
Mr. Jones	Yes
Councilman Mercado	Abstain
Mrs. Musser	Yes
Mr. Palmer	Abstain
Mr. Pillo	Yes
Chairman Kricun	Yes

Minutes from March 22, 2011

Mr. Pillo made a motion to approve the minutes from March 22, 2011, seconded by Mrs. Musser.

Roll Call:

Mr. DeDuke	Yes
Councilman Mercado	Abstain
Mrs. Musser	Yes
Mr. Palmer	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Resolutions for Memorialization

#101073PSPF	Final Major Site Plan
LaVigna, Inc.	Block 14808, Lot 6

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

Roll Call:

Mr. Jones	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

#111006CPSPF	Preliminary & Final Major Site Plan
Aqua New Jersey, Inc.	Block 20901, Lot 1

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

Roll Call:

Mr. DeDuke	Yes
Mrs. Musser	Yes
Mr. Palmer	Yes

#051024RACPPSP	Preliminary Subdivision & Site Plan
Hill Creek, LLC (Southwinds)	Block 10801, Lots 6 & 10
	Block 10899, Lots 2 & 3

Mr. Mercado made a motion to approve the resolution, seconded by Mr. Pillo.

Roll Call:

Mr. DelDuke	Yes
Councilman Mercado	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

**#051149F
Kearsley III**

**Denial of the Request of U.S.
Estates/Kearsley III, for relief from
conditions of approval
Block 19702, Lot 4**

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

Roll Call:

Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Applications for Review

#051209PF

**Tradition Homes @
Township, LLC
Zoned: R-2**

Gloucester

Final Major Subdivision

**Block: 19306, Lot 3
908 Johnson Road**

Appearing before the Board is Kevin DeMedio, Esq. attorney for the Applicant. Also present is the Applicant, Michael Canuso and John Canuso, Jr. and Joseph Mancini, PE who was sworn and qualified as an expert by the Board.

Michael Canuso provided an overview of the proposed residential development and open space parcels. He indicated that the drainage basin and front open space lot would be owned and managed by a proposed Home Owners Association (HOA). He proposed dedication of the rear open space parcel to the Township as it connects to the existing recreation and tot lot on Tiger Lilly Lane in the adjacent development. Mr. Canuso further explained revisions to the plan to remove the excessive export of material from the proposed project. These include reducing the lot depths to allow a separate drainage strip along the rear of the properties so they're not within the rear yards of the individual property owners.

Mr. McKenna inquired on the HOA documents and various budget and costs. Mr. DeMedio responded by advising the Board that the applicant is fully able to develop a clear HOA document, budget, and drainage basin maintenance plan.

Mr. McKenna inquired and it was determined the rear open space lot does not accept drainage.

Mr. Canuso also agreed to provide concrete monuments along the rear lot lines to conspicuously identify the rear property lines to avoid any conflicts with maintenance of the rear drainage inlets.

Mr. Palmer inquired on the original plan and drainage design. Mr. Canuso discussed the various concerns expressed by Remington & Vernick Engineers, Township Engineer in providing access and maintenance to rear drainage areas within an easement. Therefore, to reduce the excessive export of material the alternative to locate the rear drainage on a separate drainage strip connected to the basin lot was proposed.

Mr. Canuso further expressed his agreement with Mr. Lechner's report except the open space requirement. Specifically, he requested a waiver of part of the open space requirement in consideration of the proposed open space lot and its proximity to an existing recreation area. Furthermore, he agreed to provide an access path comprised of the same material to the existing path within the recreation area on Tiger Lilly Lane.

Mr. McKenna briefly discussed the Jackson Township case involving recreation.

Mr. Canuso also discussed the various improvements proposed as components of the Planned Development Narrative including the various models, belgian block curb, decorative mailboxes, street lights, and street sign. Mr. Lechner further clarified the proposed residential cluster is a planned development.

Chairman Kricun provided a brief summary of the various aspects of the proposed development and Ms. Commins discussed the absence of freshwater wetlands.

Mr. DelDuke inquired if the development provides access to the tot lot on Tiger Lilly Lane and it was confirmed the access path would link to the existing path and be constructed of the same material.

A general discussion followed regarding the requested partial wavier of open space fees for the proposed development. Mrs. Musser mentioned the County is not collecting the open space tax and inquired on the ability to specifically designate the proposed contribution to the tot lot on Tiger Lilly Lane. Mr. McKenna discussed the ability to provide an advisory to utilize the proposed \$18,000.00 for the recreation area on Tiger Lilly Lane.

With nothing further from the Board, Chairman Kricun opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mrs. Musser made a motion to approve and, seconded by Mr. Palmer.

Roll Call:

Mr. DelDuke	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Musser	Yes
Mr. Palmer	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricun	Yes

GENERAL CORRESPONDENCE

Mr. McKenna provided a brief update on Valleybrook, which is not interested in filing a deed of the golf course. A brief discussion followed on the status of the anticipated Hit Doctor project.

Mrs. Musser made a motion to adjourn and, seconded by Mr. Jones.

Meeting adjourned.

Respectfully Submitted,

Kenneth D. Lechner, PP, AICP
Acting Recording Secretary