

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, May 27, 2014

Chairman Kricun 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	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Absent
Mr. Owens	Present
Ms. Pinolini	Present
Ms. Washington	Present
Chairman Kricun	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; Joe Raday, Traffic Engineer, were qualified as experts.

Chairman Kricum seated Ms. Pinolini for Mr. Gallo and Mr. Dority for Mr. Mercado.

Minutes for memorialization

No minutes for memorialization

Resolutions for Memorizations

#061140CPPSPFSPW Bryn Mawr Investments	Site Plan Waiver Block: 18501 Lot: 19
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Mr. Lechner wanted on the record the correction of BBC on the resolution to BCC.

Mr. Owens made a motion to approve the resolution with the correction, seconded by Mr. Jones

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mr. Owens	Yes
Mr. Dority	Yes
Mr. Jones	Yes
Chairman Kricun	Yes

#141011SPW Frank Bisconti	Site Plan Waiver Block: 4301 Lot: 4
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Mr. Owens made a motion to approve the resolution, seconded by Mrs. Costa.

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mr. Owens	Yes
Mr. Dority	Yes
Mr. Jones	Yes
Chairman Kricun	Yes

Applications for Review

#141003RDSPW Camden County Improvement Authority	Minor Site Plan/Courtesy Review Block: 12303 Lot: 1 Lakeland
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Appearing from the board was Chris Tassej from Camden County Improvement Authority.

The county will be doing renovations on the Michael J. DiPiero Building on Lakeland Road. The building was previously a hospital and is now used for senior activities. The building has two (2) entrances, one on the second floor and the other in the basement. The basement entrance is what they use now. A rendering was passed around to the board showing the facility. What they plan on doing is closing off the second floor entrance. The basement entrance will be widen and use as the main entrance. At this time they will also be adding a K-turn area for the buses. This will allow for the buses to have an easier time dropping the seniors off and not have to back out onto

Lakeland Road. Along with the work on the entrance they will be doing minor renovations to the lobby.

With nothing from the board, Mr. Lechner will send a letter that they were in front of the board and the board has no issues.

# 141003RDSPW Thomas Greeno	Administrative Amendment Site Plan Waiver Block: 10501 Lot: 11
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Appearing before the board was Thomas Greeno, the applicant, from TG Communications.

Mr. Greeno was previously in front of the board and received approval for site plan waiver. He came back in front of the board to make a change to the driveway. The new plan is to make the driveway 16 ft. instead of 24ft. This will be done 30ft from the Black Horse Pike.

Mr. Bach would like Mr. Greeno to only go down to 20 ft. instead of 16ft. since there is no parking, then he would have no objection. He also asked, beside the driveway change was everything else going to stay the same. Mr. Greeno agreed with the 20 ft., and stated that was the only change.

Mr. Lechner had no objections.

Mr. Jones made a motion to approve the amended site plan, seconded by Mr. Owens.

With nothing 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.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Chairman Kricun	Yes

#141017RDSPW Medical Supply Group	Redevelopment Agreement/ Site Plan Waiver Block: 10601 Lot: 1
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Appearing before the board was Benjamin Bernhardt and Gaile LaBar-Bernhardt, the applicants, owners of Medical Supply Group.

Mr. Lechner wanted the board to know that they appear in front of council but the paper work for the redevelopment agreement, at that time, wasn't done yet.

Mr. Bernhardt explained to the board that they purchased the building in 2006. They plan on using the second floor as their show room and rent out the other part of the building.

Regarding Mr. Bach's letter, the Board wanted clarification on item number 5 in his review letter. The striped area is not for people to park and not used for a loading zone. He also believes that there is a fire hydrant there.

Mr. Bach would like them to show the depressed curbing along Clementon Ave. Also he would like them to have a 24' wide drive isle along Clementon Ave. The Applicant agreed.

Mr. Lechner added that with the area by the fire hydrant, since there is no parking there they could add some landscaping. The applicant agreed.

Mrs. Bernhardt explained that with Mr. Lechner's comment regarding lighting they would turn the lights off at 4pm when they leave. Mr. Lechner commented that future tenants might be open later then 4pm. He also wanted to know if there was light that illuminated the building. Mr. Bernhardt replied that they do have some on the building and in the rear. However, if they would agree to add more if requested by the Board.

Mr. Bach clarify that the drive isle don't have to be 24', however, they can make it 20'.

Mr. Lechner asked about the 12 parking spaces that they proposed and if that would be sufficient when they do have tenants. Mrs. Bernhardt replied that they will be screening prospective tenants and only allow tenants that have a business with low traffic customers such as they do. Mr. Lechner asked if they would be willing to add parking spaces if a future tenant called for it. Mrs. Bernhardt replied that there is plenty of space in the rear of the building if more parking spaced were needed. It was once paved back there and they plan on repaving it in the future.

With nothing 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.

Mr. Owens made a motion to approve the amendment, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Owens	Yes
Mrs. Pinolini	Yes
Chairman Kricun	Yes

Reserves @ independence Square sent a letter for a continuance. They will be heard on July 8, 2014, let that be served a notice.

The next meeting will be June 10, 2014

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

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Rerecording Secretary