

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, May 28, 2013

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

Roll Call:

Ms. Costa	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Absent
Ms. 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.

Minutes for Memorialization

A motion was made and seconded

Roll Call:

Mr. Jones	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes

Chairman Kricum	Yes
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Resolutions for Memorialization

No resolutions for memorialization

Applications for review

#131009RDPFS Gloucester Premium Outlets	Preliminary & Final Major Site Plan Block: 13199,13105,13106 Lot: 1
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Appearing before the board was Lou D'Arminio, Esq. representing the applicant. Also appearing was Danielle DiVietro, Senior Vice President of Simon; Andrew Bush, Cooper University; Doug Williams, architect; Brian Colin and Brett Owens, PE was sworn and qualified as professionals.

Mr. D'Arminio explained to the board that the presentation of the Gloucester Premium Outlets is for preliminary and final site plans.

Ms. DiVietro gave a short overview of the company. They are an S&P 100 and the largest real estate company in the world. At this time they have two outlets under construction and are going to have five (5) expansions in various states within the next couple years. Two of the outlets are in this area, Jersey Shore and Pennsylvania outlets. Partnering with Simon is PREIT, who has been a part of several retail malls around the area, including the Cherry Hill Mall.

Ms. DiVietro continued that they look for many factors when choosing a location and want to pull a regional drawl. This means people will travel up to sixty minutes to eat, shop and spend money. This idea of the outlets is to create destination shopping vs. going to a mall. There is 375,00sq ft. of leasable space. Using exhibits A-1 (aerial) and A-2 (site plan) it was showed the factors that make this site a great fit. First, are the surrounding roads, Black Horse Pike, Zimmerman Rd., Cooper Road, College Drive, and route 42. The basic design is what they call a racetrack Layout that is pedestrian friendly. The stores will face each other with walkways going

from store to store. Parking will be around the exterior with several access points. One access will be on Zimmerman Drive and two on Cooper Rd.

Mr. Williams briefly described his education and a few of his past projects. Mr. William explained to the board that they used many design influences. They wanted to have a main street or town square incorporated into the project. After looking around town at Gabriel tavern and downtown Haddonfield they wanted to use Georgian style. He continued to describe the project as an open mall. There will be nine (9) building, with promenades in between. There will be a main entrance along with six (6) other entry points. There will be various design elements used between paint color and other materials. The signage plans were not completed. They asked to come back in front of the board when they are completed and can be a condition.

Chairman Kricum inquired if there were any comments with regards to the planners and engineer comments.

Mr. Conlon directed the board to exhibit 4A. Mr. Conlon explained that there are wetlands located on the site and a storm water basin. Also, on the site, there is a small structure from when the land was a farm that will be removed. There are some wooded areas that will also be cleared. Outside the building, will be what they call a racetrack design. The parking for the outlets is within 300 feet of the building. This allows for most spaces to not be far from the entrances. There will also be a rig road, which is designed to handle deliverers from all trucks and for emergency vehicles. The parking areas will have a lane that will be for buses to park, which are carrying people for a day trip. NJ Transit will have the center as a local route on their bus schedule. In regards to pedestrian accesses, there are sidewalks on Robert E. Kelly and they will pick up sidewalks along Cooper and continue them into the parking area. Additional sidewalks will be from the Black Horse Pike to the parking lot, then to the entryways. Exhibit A5, pre-level water shed map, shows how the site is draining as of today. Exhibit A6, post-level water shed, show the drainage of the site after significant changes in grading. The changes in grading range from 100ft to 45 ft. There will be three (3) storm water management features, a thirty-five (35) acre pond, a storm water management system, and extending an existing drainage basin along College Dr. Exhibit A7, utility plan, show the sewer is collected on site and drained off site. The water has two (2)

connections on the Black Horse Pike that will loop to the buildings. The rest of the utilities will come in from the Black Horse Pike. Exhibit A8 showed the master-landscaping plan. They will maintain the five (5) acres of wooded area by the wetlands. There will be a meadow mix in the storm water areas. There will be a well balance of shade tree and evergreens on site. Each of the three (3) entrances will be framed and look very attractive. The buffers around the storm water basins are going to be low shrubs and flowers. The wooded areas are going to be maintained and cleaned up carefully due to the wetlands. Exhibit A9, showed the plans for lighting. Within the islands in the parking area will consists of forty-nine (49) light poles that will be 40ft in height. There will be additional light that will be worked out with the professionals and present at a later date. Exhibit A10 shows the preservation of the wetlands. They will need a waiver since they will not be able to complete any work within 5ft of the property line do to the wetland. The applicant is very committed to not disturbing the wetlands and will continue to work with the professionals. There are no variances, however, they are requesting the following five (5) waivers:

- 1.) Grading and land disturbance within 5ft of the property line
- 2.) Average foot-candles not to exceed 2.0-foot candles. This is since there is not a disturbance to the surrounding properties.
- 3.) Loading and unload area
- 4.) Concrete curb and sidewalks
- 5.) Luminaire mounting height exceeding 25 ft.

Mr. Lechner and Mr. Bach have no objections to the waivers. The applicant and board professionals will work together for design and details with regards to the lighting.

Mr. Discario, traffic engineer, brief gave the board his background. Exhibit A11, traffic impact statement, was used to explain to the board his findings. There was a lot of planning with the County roadway; there will be some improvements to accommodate future traffic. The two (2) lanes along Cooper Road heading southbound, they would like to make one make the one lane a turn lane that would turn into the center. Additional they would like to widen Cooper road to allow for a deceleration lane. This will allow people to turn without disturbing the flow of traffic. They will install a traffic signal at the main entrance for turning into and out. A concern they have is southbound traffic coming off of route 42. They believe that widening the northbound side of Zimmerman Road, extending it, coming off of route 42 down Zimmerman road. This will facilitate the flow of traffic and lessen the chance of back ups. With these improvements to what the county has done,

traffic flow will be better for the center as well as other facility in the future. Lastly with the title 39 for the police Department, they would like to craft something more toward the applicants liking. Mr. Brennan stated that the applicant is working with the police department could come to an agreement. This will be made a condition.

Mr., Woodruff, Senior Project Manager, agree that the applicant has exceeded the goals of the redevelopment plan even with its challenges.

With no further testimony from the applicant, Chairman asked the board for their questions.

Mr. Moffa wanted to know who is going to maintain the storm water systems. Also, who will be responsible for maintaining the lighting. Mr. DeVita replied that the owner would be taking care of the storm water systems according to their packets. They haven't addressed the lighting as of yet and will when they discuss the lighting. Mr. Lechner added that are on their property and that they would be taking care of them. He didn't think that they were going to dedicate them to the township. The applicant is going to discuss this further since it just came to their attention this past Friday. They will review it all and figure out a way to make this work, however, they can't commit to anything right now. Mr. Bach suggested that when they come back in front of the board for the signage, they could inform wither they are going to or not and their reasoning.

Mr. Moffa also wanted to know why the naming, Gloucester outlets, doesn't have township on there as well. Ms. DeVita explains that they are calling Gloucester due to the regional drawl. Mr. Moffa added that he thinks people are going to get confused that the site they are looking for is in Gloucester City.

Mr. Mercado commented that this is going to be a great project in creating jobs during construction once the stores are open.

Mr. Owens is thrilled with the plans and likes the racetrack design. He asked if there is going to be speed tables and permanent bike racks. Ms. DeVita explained that they don't do speed tables, however, they are going to have well marked pedestrian crossings. Yes, they will have bike racks.

Mr. Pearce commented that he likes their design plan and is happy that they not going to be a cookie cutter shopping center. He also wanted to know if there was a list of potential tenants. Ms. DeVita answered that they just had a convention and got some great feed back.

Ms. Washington asked after they get all their approvals, how long until it will be finished. Ms. DeVita explained that there are still several approvals needed and after that they will need about 14 months. They are hoping before Christmas 2014, for the beginning of 2015.

Mr. Lechner inquired about the illumination of the lights after hours. Ms. DeVita replied that there will be various spots that will remain lighted and there will be 24 hours of security. Mr. Lechner also wanted to add to Mr. Moffa's comment and suggested incorporating lighting fixtures of the township with the flags on them. Ms. DeVita agreed that they would work on it within their signage presentation.

With nothing further from the Board, Chairman Kricum opened the application up to the public.

Warren, a township resident, had concerns with the drainage during heavy rains. There has already been several flooding in the area. Also, the traffic impact the center will have. There already has been several accidents due to speed and might want to think about changing the roadways. Chairman Kricum replied that the speed is set by the DOT. Mr. Bach explained that it's not their jurisdiction to contact the county planning board about the roads. Additionally, he has reviewed all the applications and that the plans comply with all the requirements in regards to the storm water management.

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

Chairman Kricum sought a motion for preliminary and final site plans including the waivers. Also, the condition they come back in front of the board to propose their signage and lighting plans.

Mr. Pearce made a motion, seconded by Mr. Guevara.

Roll Call:

Mr. Jones	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Mr. Lechner informed the board that they next meeting will be June 11, 2013.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary