

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, June 8, 2010

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

Roll Call:

Mr. Moffa	Absent
Mr. Kricum	Present
Mr. Gerace	Present
Mr. Dunn	Present
Mr. DelDuke	Present
Mr. Kasper	Absent
Mrs. Lawrence	Present
Mrs. Musser	Present
Mr. Vizoco	Present
Mr. Mercado	Present
Chairman Palmer	Present

Also present is Michael McKenna, Esq. who swore in the Board professionals, Elissa Commins, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Chairman Palmer seated Mr. Lawrence for Mr. Moffa and Mr. Gerace for Mr. Kasper.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

No resolutions for Memorialization

Applications for Review

#101040M County of Camden	Final Major Site Plan Block: 12301 Lot: 1 Location: Barnsboro & Woodbury Rd
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Appearing before the Board is Lauren Paffenroth Esq. representing the applicants. Also appearing is James Conway professional land surveyor.

The notices were provided to the residences, and the proof was sent to Mr. Lechner.

Mr. Conway explains that they are subdividing off 12.4 acres. The variance they are asking for is due to the fact that there are no buildings on the lot and they aren't planning on constructing anything on this lot. If the plan changes in the future, they will come back in front of the board.

They are in compliance with both the planners' and engineers' letters.

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

Mr. Vizoco made a motion to approve this application, seconded by Mr. Lawrence.

Roll Call:

Mr. Lawrence	Yes
Mr. Kricin	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Gerace	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

#091019CPSF Benderson Development Co. Inc.	Final Major Site Plan Block: 13202 Lot: 3 & 4 Location: Blackwood-Clementon Rd.
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Appearing Before the Board is Stephen Nehmad, Esq.; James Beigen, P.E. and Stewart Wainburg Partner of Benderson Development.

Mr. Nehmad gives a short history on when the company acquired the site and what they have done since then to improve it. He also goes over the plan that they presented before the board last year. He continues that they don't have tenants for the two pad sites just yet. They seek approval for phase one, the streetscape, and phase two, the two pad sites that will be constructed in the future.

Mr. Biegen show exhibit A-1, which is a color rendering of the site and goes over the pads, islands and the landscaping that they plan to have. He continues with A-2, which has an enlargement of the streetscape along Blackwood-Clementon Rd.

Mr. Nehmad explains they do have a problem with the assessors' office. They request to consolidate the two sites. Since there is still ongoing clean up from the gas station and mortgaging issues, that isn't possible at this time.

Mr. Wainburg explains that the improvement that they are going to do with the streetscape is not going to bring in any revenue. However, they believe that it will bring in better renters and shoppers. With regards to Cherrywood Liquors and Lounge, they are marketing very heavily for new tenants. Cherrywood has expressed extending taking over the whole building, included where Sleepy's used to be. Benderson would like better tenants. With regards to the dumpster, there has been some improvements on it. They would rather not spend money when they really doesn't have to. Mr. Wainberg concluded if it hasn't, the Cherrywood lease is going to expire very soon.

Mr. Vizoco asks what "better" is going to be. He also stated that that the dumpsters were all over the place in different spaces.

Mr. Nehmad explains that they can't reveal the possible "better" tenants at this time. The dumpster enclosures will not be done until Phase Two.

Chairman Palmer expresses again the concern for the huge snow plows, yet again, parked along Blackwood-Clementon Rd. this winter.

Mr. Nehmad said that they can call him, and he will alert the company to move the snow plows. Also, if at anytime there is a problem with the dumpster, they would rectify that.

Mr. Gerace inquires about the traffic impact.

Mr. Biegen states that they do have all they traffic triangles, and they are in accordance with Gloucester Township and Camden County.

Mr. Lechner explains that this meeting is to approve phase one and two. If there are any changes than what is done now, the applicant will have to come back in front of the board.

There was a lengthy discussion over the dumpsters: when they would be done if phase two never happens.

Mr. Mercado commented that he is a frequent user of the stores in that area and appreciates what they are doing.

Mr. Dunn expressed some concern with the Bureau of Fire Prevention letter.

Mr. Nehmad explains that they will get the appropriate permits for what will be there.

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

Mr. Kricum made a motion to approve this application, seconded by Mr. Dunn.

Roll Call:

Mr. Lawrence	Yes
Mr. Kricin	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mr. Gerace	Yes
Mrs. Musser	Yes
Mr. Vizoco	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary