

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

Tuesday, June 9, 2015

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

**Roll Call:**

Ms. Costa	Present
Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Owens	Present
Ms. Pinolini	Absent
Ms. Washington	Absent
Chairman Kricun	Absent

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, were qualified as experts.

**Minutes for Memorialization**

No minutes for memorialization

**Resolutions for Memorialization**

The following three (3) resolution were attended by the exact members when the application was heard as for this meeting.

Kimberly & Michael Porch #151021CC	Conditional Use/Bulk Block: 20101 Lot: 5
AtlanticCare Physicians Group #1510245PW	Site Plan Waiver Block: 13305 Lot: 4
Anthony Alberta #15151029M	Minor Subdivision Block: 2203 Lot: 7-10

Mr. Mercado made a motion to approve the above mentioned resolutions, seconded by Mrs. Costa.

All members were in agreement.

Applications for Review

Reexamination Report of Master Plan of Gloucester Township	Department of Community Development & Planning
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Mr. Lechner presented the board with the report for the reexamination of the Township Master Plan. Mr. Lechner explained that the Master Plan was adopted in 1999 at that time it had to be reexamined every six (6) years. With that, it was reexamined in 2005, however at that time, it was changed to every ten (10) years.

The master plan has an open space plan which allows the township to apply for grants from Green Acers. There is also a Storm Water Management plan that was done by Bach and Associates several years ago. The housing and fare share plan was submitted to council and the affordable housing committee.

What has to be done is to identify and change problems from the last report. There are five (5) statutory criteria that had to be followed. Mr. Lechner read the criteria for the board, refer to master plan for them. Mr. Lechner also added comments from the 2005 report which he felt made for better reading. He also read the significant changes from the 2005 to the 2015 reports, see master plan for the list.

Mr. Lechner made an outline which he presented to the board as follows. Also, used a map of Gloucester Township to show the areas which are mentioned in the Master Plan.

An objective was to try and get conservation easements, one down Chews Landing Road and the timber creek along Lower Landing Road. Another is with the redevelopment area district is to direct developers to areas that are already developed.

Historic Preservation which the Blackwood west district falls under. There are several business that are there that it was not zoned for. The only comment is to take a good look at the Blackwood West Redevelopment Plan to update and make necessary changes.

There has been improvements to the township's police department, Grants and Community Developed offices.

The only outstanding issue is the "line" between the Lambs Terrace and Erial fire districts. It was suggested to use a physical land feature.

The town now owns the land between Walgreens and Skeeter's pub. That is a five (5) point intersection that, with owning that piece of land, can possible be reconfigured in the future. The road that goes behind the shopping center on Cross Keys Road through to the Nike base is 75% done.

The Town has acquired properties for Open Space. An example of these open spaces are by Gabriel Davies Tavern in Glendora. Using the map of the town Mr. Lechner, showed the board all the areas where the open spaces are. The town has a large amount of acres of open space and 324 acres are forested area. The town has a natural spring that has trout in it. This is the only town in southern New Jersey that has trout. Mr. Lechner feels that it is important that the area stays the way it is. The open space in the town is a combination of some private property and the rest belongs to the Township

Age restricted residential and Business Park districts need to be changed since the ones that we have are not used much. There should be a limit as to what can be built. Also, Commercial residential, an example would be along the Black Horse Pike to Evesham Road.

This area is mostly auto shops and various type business's which that area was not zoned for. Berlin Cross Keys Road is mostly built up with the exception of the Nike base.

Housing development and the Fair Share Plan was a changed in 2005 with COWA, the bottom line was that the courts found that cowa was not functioning. So now it will be a judicial process rather than an administrative ones.

The following areas were recommended changes for land use: College Drive, Gems landfill, interchange, Moffa's Farm and DESCO redevelopment plans.

Mr. Lechner continued by reading the board the area for changes to the land use element and plan. See section 5.0 (pages 35-37).

With the conclusion from Mr. Lechner's outline the board was asked if there was any questions. With no questions from any board members the application was open to the public. No one from the public wished to speak.

Mr. Brennen informed the board that approval for the report as well as the resolution that he had prepared in advance. Mr. Brennen read the resolution allowed.

Mr. Dority made a motion to approve the report, seconded by Mrs. Costa.

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

**Roll Calls:**

Mrs. Costa	Yes
Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

The board members expressed their thanks to Mr. Lechner for all his hard working with the report.

Meeting Adjourned

Respectfully Submitted,

*Courtney Mosiondz*

Courtney Mosiondz  
Recording Secretary