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TOWNSHIP OF GLOUCESTER PLANNING BOARD

Tuesday, June 10, 2014

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

Roll Call:

Ms. Costa	Absent
Mr. Dority	Present
Mr. Gallo	Present
Mr. Guevara	Absent
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
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; Joe Raday, Traffic Engineer, were qualified as experts.

Vice Chairman Owens seated Mr. Dority for Chairman Kricun.

Minutes for memorialization

Mr. Jones approved minutes of **May 27, 2014**, seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

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Resolutions for Memorization

<i>Thomas Greeno</i> # 141003RDSPW	<i>Amended Site Plan Waiver</i> Block: 10501 Lot: 11
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Mr. Jones made a motion to approve the, seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

<i>Gaile LaBar-Bernhardt</i> # 141017RDSPW	<i>Site Plan Waiver</i> Block: 10601 Lot: 1
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Mr. Jones made a motion to approve the resolution, seconded by Mr. Dority.

Roll Call:

Mr. Dority	Yes
Mr. Jones	Yes
Mr. Owens	Yes

Applications for Review

#111048PMFMSPA#4 The Shoppes @ Cross Keys Phase II	Amended Preliminary/Final Bulk C Variance Block: 18501 Lot: 2 Lakeland
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Appearing before the board was Marc A. Citron, Esq. representing the applicant. Also appearing before the board was Gregory Elko, engineer was sworn and qualified as an expert.

Mr. Citron explained to the board that the applicant obtained the property from the previous owner. The previous owner was before the board several times and granted approval each time. They are now proposing to subdivide the property into two lots. The first lot will be about 15.3 acres and the other 7.84 Acres. With this subdivision a variance will be needed for parking. The one lot doesn't have the amount of required spaces; however the over all total spaces still remains the same meeting the requirements. Relief is being sought for lot coverage and the requirement that properties abut and face the street. There will be no physical changes. They agree to all cross access and parking easements. There will be exhibits as follows: A-1 site plan, A-2 major subdivision plat and A-3 easement plan.

Mr. Elko explained that the variances for parking is due to lot 1 having 426. The requirement for that size is 551. With the lot together there is 934 spaces, which does meet the requirements.

Mr. Elko directed the board to exhibit A-1 and briefly went over the area of the plans. The area of the property will consist of restaurant and retail space. Relief for lot coverage is required with the subdivision. However, with the lot together, 934 parking spaces, which meet the requirements. They will have cross access and parking easements. Again, with the lot separation, each lot doesn't meet the impervious coverage requirements. However, when you add them together they are within the requirements. A storm water basin was created for the over all site. The access for lot one (1) is off Cross Keys Road. Lot two (2) access is from lot one (1). Using A-3, easement plan, Mr. Elko explained their plan to the board. Mr. Elko agrees with Mr. Bach and Mr. Lechner's letters. There is no negative impact on the community and is desirable visually.

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With nothing else from the professional or the board members the chairman open the application up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion to approve the application, seconded by Mr. Mercado.

Roll Call:

Mr., Dority	Yes
Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

#071029CPSPFa#2 The Crossings @ Twin Oak	<i>Revised Amended preliminary & Final With Bulk C Variance. Block: 18612 Lot: 4</i>
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Appearing before the board was Robert Mintz, Esq. representing the applicant. Also appearing before the board was David Guzzo, owner; Norm Rodgers, Engineer and Amol Kohli.

Mr. Mintz gave a brief history on the background of the project. They were previously in front of the board for the shopping center on the corner of Johnson Road and the office building, which is now occupied. Now they would like to develop the lot that was previously vacant. The drive access for it would be through Tractor Supply. This will create a cross easement for utilities.

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The Board took a 5-minute break.

After the break Mr. Mintz continued that the infrastructure is already in place. They amended their request from a daycare and replace it with a restaurant. If the restaurant is finished by October, then they will be except from the Kowa Payment which Township Council has already approved them.

Mr. Rodgers handed out the revised plans then proceeded to give a brief overview of the size and location. The maximum occupancy is 284 persons, which requires 95 parking spaces for the bar. The restaurant and office space will have a total of 164 parking spaces.

The design meets all bulk requirements except for signage. They were seeking a waiver for distance from the property line to parking area, grading within 5 feet, a full loading area and providing an environmental impact statement.

The requirement is 10ft and will have 4.5 ft. As stated before, there is no direct access to the site. There will be cross access is from the Tractor Supply site. Then they will direct traffic to leave through an access road on to Johnson Road. There is an internal drive with one-way circulation for both loading and trash collection. The ordinance requires 24 feet for trash collection and rear loading. They are proposing 9 feet, which is appropriate. This is due to trash pickup and deliveries that will be done within the morning hours, since the restaurant will not be open until later in the day. The current storm water basin was designed for maximum 53% coverage and they will only be at 43%.

Phase I, will be sanitary sewer brought across site service from the office. Later, they will be attached and the two lines will be a dedicated line for the fire service and domestic water line. They are going to add significant landscaping, which will include shade trees and evergreens. The evergreens will be along the three sides of the property to shield headlights. They will also add the evergreens to the trash enclosure. Mr. Bach asked that they freshen up the basin area. The applicants agreed to do so.

Variances and waiver were needed for signage. Mr. Lechner wanted the applicant to clarify what they are asking for with the revisions that were submitted. Mr. Rodgers explained that they went from 9 signs to 7. On the left side of the building, looking from the front, they replaced with the logo for balance. The total sign area is 50 feet and they are now at 40.8 sq. ft. so a variance is no longer needed. A variance is needed for the height the requirements are 8 ft. and their sign height is going to be 10.42 ft. All the signage

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demonstrations are in the hand out the board was handed. Mr. Rodgers believes that the signage is all within reason being the restaurant is not visible from the road. Also, that Cross Keys Road is a four-lane highway.

Mr. Lechner is in agreement and has no objections to the variances. Mr. Lechner also recapped the following:

- 1.) 2 free standing signs vs. 1 free standing sign
- 2.) 7 Facade signs vs. 1 facade sign
- 3.) Total lot area 129.3 sq. ft. vs. 100 sq. ft.

Mr. Raday agrees all proposed for trash and deliveries since they aren't open for business there will not be any traffic in the parking lot. Mr. Mintz added that there would be a trash pick up two times a week in the morning hours.

Mr. Bach and Mr. Raday have a short discussion with the applicant about redoing handicap ramps, crosswalks and restriping.

Mr. Mintz concluded that they would have a total of 38 employees. Those employees will be split up into two shifts. They will be using a grease trap in the kitchen that will be pumped quarterly or as needed. They also agree to Title 39.

Mr. Lechner suggested that the applicant that they need to discuss addressing for the post office with the tax assessor.

Vice Chairman Owens added that he lives in the area and agrees with the signage and feels that it needs to be more than what is required.

With nothing left from the board, the application was open up to the public.

Howard Cherry-Mr. Cherry lives about 300 feet to the east of the property. He was concerned with the light and noise coming from the restaurant. Mr. Mintz went over what they are doing that there will be a buffer from that.

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

Mr. Jones made a motion to approve the application with any conditions mentioned above, seconded by Mr. Mercado.

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sRoll Call:

Mr., Dority	Yes
Mr. Gallo	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Vice Chairman Owens	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

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Recording Secretary