

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, June 11, 2013

Vice Chairman Pearce 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	Absent
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Absent
Ms. Washington	Absent
Chairman Kricum	Absent

Also present is Edward Brennan, Esq. who swore in the Board professionals, Mr. Cantwell, PE, CME, conflict engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

No minutes for memorialization

Resolution for Memorialization

#121037SPWA Market Place @ Chews Landing	Site Plan Waver Amended Block: 20601 Lot: 2 & 3
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

Applications for Review

Gloucester Twp. Fire District #4	Courtesy Review Site Plan Block: 13230 Lot: 2
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Blackwood Fire Company was in front of the board as a courtesy review. They are making minor modifications to their substation on Blackwood Clementon Rd. They will be adding a driveway and garage door to the rear of the building. The door will allow their ladder truck to not have to back up from Blackwood Clementon Road anymore. Using an exhibit they showed the board the existing building and where the new driveway will be. The façade of the building will be finished in the same style as the existing shopping center. The second floor will include minor renovations with the bunkroom, kitchen and bathrooms. They will be adding a handicap compliant stall in the bathroom.

Mr. Lechner asked if the shopping center has a problem with what the fire district is proposing. Mr. Joe Kaighn replied that back in 2008, the owners of the shopping center had allowed them permission to do the project, however, at that time the fire district did not have the funds to do so. Also, there has been a conversation with the shopping center; however, nothing has been put into writing yet.

With nothing else from the board members, vice chairman Pearce opened it up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion for Mr. Lechner to send a letter that they appeared and the board found no inconsistency, seconded by Mr. Owens.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

#131018CM County of Camden	Minor Subdivision/Bulk C Variance Block: 13103 Lot: 2
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Mr. Cantwell from Remington and Vernick was seated as conflict engineer.

Appearing before the board was Joshua A. Friedman, Esq. for the applicant. Also, appearing was Marc Acelta and Samuel S. Privitem, PLS were sworn and qualified as experts.

Mr. Acelta firm has been working in this area and has the best background information. This would be a minor subdivision for lot two (2). When the county took on the new interchange project, they obtained a right of way easement for Love Rd. Currently, the property has no function. The subdivision will free it up, for development, to become part of the Nicholson property. Doing the project now will be the most cost effective for the county.

Mr. Cantwell wanted to make sure that the merger is recorded a Deed of Consolidation. Also, that the pumping station never had the easement recorded. Mr. Acelta replied that he doesn't know what happened; however, it will be taken care of.

Mr. Lechner questioned the set back of lot one (1); it reads twenty-five (25) feet when it should be 100 feet. If that is what they want to do, they are going to need a variance. Mr. Privitem replied that a variance won't be needed and will fix it on the revised plans.

With nothing else from the board Vice Chairman Pearce open 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 for approval with bulk variances and waivers, seconded by Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

#131016SPW Red Nation, Inc.	Site Plan Wavier/ Conditional Use Block: 14402 Lot: 19 & 20
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Appearing before the board was Deborah Anderson, PP was sworn in as a professional. Also, sworn was Mr. Rosenberg from Red Nation.

The applicants were there since they are moving the tattoo pallor four (4) shops down for expansion purposes.

Ms. Anderson explained that the old facility is smaller and the company needs more space. Nothing is going to be done outside. All the modifications will be on the inside. The project complies with all ordinances.

Mr. Lechner inquired about the signage outside the store. Mr. Rosenberg added that he just brought the plans for the sign to the zoning office and they told him it was ok, it will comply.

Mr. Brennan wanted on record that the conditional use require that a tattoo polar be 1,000 feet from a school. Mr. Lechner replied that they are about 3,700 feet plus away from a school.

Mr. Mercado wanted to know which vacant shop they would be moving into. Mr. Rosenberg replied that it was the Laurel Seafood place.

Mr. Owens made a motion approve the application, seconded by

Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Vice Chairman Pearce	Yes

Mr. Lechner mentioned that the seconded meeting of June most likely be canceled.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
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Recording Secretary