TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, June 12, 2012

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

Roll Call:

Mrs. Costa	Present
Mr. DelDuke	Present
Mr. Dunn	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mrs. Musser	Present
Mr. Pearce	Present
Mrs. 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.

Chairman Kricum seated Mr. Guevara for Mr. Dunn.

Minutes for Memorialization

Resolutions for Memorialization

Applications for Review

#121024MC Sara & Richard Howard	Minor Subdivision/ Bulk C Variance Block: 2102 Lots: 2, 2.01 & 4

Appearing before the Board was Addison Bradley, PE for the applicant. Also appearing was Mr. & Mrs. Howard. The applicants were sworn in.

Mr. Bradley explained to the Board, using an enlarged map, where the property is located. The properties both front the Black Horse Pike. The lots are located between a cemetery and an industrial business park. Along with making the lots conforming, they will be asking to add an additional garage. The property has

adequate frontage on the Black Horse Pike on lot 4 where the house is located. Lot 2 has 45 ft. of frontage that will be absorbed by lot 4. Lot 2.01 is only 16 ft., and by adding it to lot 4, they will have conforming lots.

Chairman Kricum asked if they agree with the planners' and engineers' comments. They agree to all the comments except for the sidewalks. The cemetery and the industrial park both do not have sidewalks. If they put sidewalks in, then it would be just the property in between them that would have sidewalks. Mr. Lechner understands what they are saying. However, there are sidewalks across the street. There are also sidewalks on the same side as the property further down. Mr. DelDuke asked if they know for sure if the cemetery will not have sidewalks in the future. Mr. Bradley stated that they cannot afford sidewalks, and if they are forced to have them, then they will have to pull their application.

Mrs. Musser asked what are they going to do with the other lot their house is not on once the variance is granted. Mr. Bradley replied that it could one day have a house built on it. Mrs. Musser felt that it is a safety issue. Mr. Bradley suggested that if they were granted the waiver for the sidewalk now if it comes to a house being built then they would have to be put in them. Mr. Lecher's concern was that if that day came, how they would know and how the would enforce it.

Mrs. Howard added that her family built their house in 1923. A person in a nursing home owned the property next door until they passed away. There was a man who bought it. He lost it, and the bank offered it to them. Not only do they share a driveway with the property, but they have also been taking care of the property. They found out the lots were not conforming, and they were worried about the lots being merged from the tax assessor. The property is higher than where the sidewalk would be and would require additional money being spent on a retaining wall. Mrs. Musser asked if the cemetery has sidewalk now. Mr. Bradley replied that it does not. The Board has no problem with waiving the sidewalk.

The requirement for the frontage is 50 ft. There are existing 17 ft., and they are going down to 12 ft. Mr. Bradley stated that there are a total of 150 ft. of frontage off the Black Horse Pike. They are asking for a seconded garage, which would also serve as a pool house. There is an existing small pool house. The main purpose for the seconded garage is to fit their vehicle. The maximum height they are allowed is 15 ft., but they are asking for 20 ft. There will be a seconded story. However, it would not be habitable. They plan to use it for storage. Mr. Lechner was not opposed to the seconded garage. Mr. DelDuke asked if the one existing is non-conforming. Mr. Bradley replied that it is non-conforming; they received a variance for it. After reviewing what the standard is and what they are proposing, the Board granted their variances.

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

Mr. DelDuke asked that when everything is completed if there be three lots. Mr. Bradley reviewed, using the lots and where they will be within the applicants' properties.

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

Roll Call:

Mr. DelDuke	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

#121020PFMSCUAC Embree Asset Group, Inc. Pep Boys	

Appearing before the Board was Craig Pergoy traffic engineer

Chairman Kricun reviewed where they left off from when they presented to the Board on May 22 and how the order of the night would be.

Mr. Pergoy stated that he is familiar with the site and the application. Since they could only do so much work in one day, seventeen (17) parking spaces are adequate. Also, when cars are getting oil changes, they are in the drive isle until they go into the building. So, if you take the two (2) oil bays away and take the five (5) days per the ordinance, it would be 20 spaces. They have seventeen (17), which is three (3) less than the ordinance requires. The four (4) employees that will be parking will not be affected.

Mr. Shoveling, objector did not have any questions for the traffic engineer. The only concern was that if they do get more than expected, the overflow would be parking in McDonalds. After a short conversation, it was agreed that the employees would be informed not to park at McDonalds. If parking at McDonalds ever becomes a problem, Pep Boys will pay to have signs put in stating "For McDonalds parking only." With that, the objectors withdrew their complaint.

Chairman Kricun opened the application up to the public, with a time limit of five (5) minutes per person.

Joanie Blackwell informed the Board that she has a print out as to where her house is to the application site. They are concerned with the property value going down, the noise, and the smell of oil. She was also concerned with the additional traffic the business will cause, any pollution from the run off of oil, and the closeness of the building. Ms. Blackwell continued that the appearance of the building is not going to match the others in that area, and there is not going to be enough parking. Mr. Aithal answered Ms. Blackwell that they are within New Jersey's guidelines for noise, and the air guns being used are made to be quiet compared to others. They will also have a policy to have the rear doors closed unless they are driving a car in. Additionally, they are going to have fencing and trees to serve as a sound barrier. Ms. Blackwell's last concern is that if they were to no longer occupy the building, then it would leave a rather large abandoned building.

Mr. Bill stated that the rear of his house faces Pep Boys. He is concerned that if a car were to break down, then it would sit in their parking lot for a long period of time. Mr. Aithal replied that Pep Boys is not the kind of business that has a tow truck and works on car that break down. They mainly do oil and tire changes. Ms. Mathern also added that they do not want their property to look like a junkyard and would not allow any car to be on their property for a long period of time.

Catharine Henry stated that she has lived there for over fifty-five (55) years and feels that it is going to be one big mess.

Dave Hock stated that he is concerned with the roll through oil changes. If there were ever an overflow of cars waiting in the line, it would fill up the lot and then hinder the flow of traffic. Mrs. Mathern replied that the way they configured the lot, the cars will be driving around the building, and even with several cars waiting in line, it still would not be in the way of the parking lot. Also, oil changes are not the only thing that they do like Jiffy Lube. The figured their average time frame for a service call is about two (2) hours.

Kelly Hock was concerned with their air tools. Even when the high school down the road has a game, she can hear them as if they were closer. Chairman Kricum replied that there is a State requirement that they have to meet when it comes to sound. Mr. Aithal added that they are within the State's requirements, along with the air gun, they use being quieter than most.

Mrs. Blackwell asked with the tools they use, would she hear them from 200 feet away and the fumes in the air. Mr. Aithal replied that the street itself is loud and remaindered her what he stated earlier about the states requirements and the quiet air tools. Ms. Mathern replied that the car are not running while they are serving them and if they have to be for they will be hooked up to a vent system.

Ms. Blackwell continued that cars waiting in line for service would be emitting fumes. Chairman Kricun reminded the public that this area is zoned for commercial use.

Mr. Bill did agree that they don't do heavy mechanical work. There are cases where people will drop off their cars and what happens if they are waiting for a part. Ms. Mathern answered that they could possibly have a car waiting for a part but that car would be brought inside. Chairman Kricun inquired about the two (2) sized of Pep Boys. Ms. Mathern explained that they have just a Service and Tire Center and they have Super Centers.

Mr. Joe doesn't feel that is a proper place for a Pep Boys since it's so close to homes. He feels that they would be better to be further down Blackwood Clementon Road.

Dave Hock asked about the block building they have for storage and that the Board said it wasn't on the plans. Mr. Lechner replied that it was on the plans it just need to be clarified better and it since has been.

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

Mrs. Costa wanted to know about the sign they previously talked about that was going to be on the corner. Mr. Lechner replied that they have been working together but they are limited to what they can do due to the signal boxes for the traffic lights. They will keep working together to come up with something appropriate.

Mr. DelDuke asked what they do to control the drainage and run off issues with the oil. Ms. Mathern replies that they have an oil and water separator, along with a spill kit. In additional the floors have a slight slope that goes to a drain. It then would drain into a double walled waste chamber. There is also a hotline employees can use if a spill is large and uncontainable. All oil is stored within the building and there is no chance of contamination. Mrs. Musser asked what does a spill kit do. Ms. Mathern explained that it has a sock boom around the spill, gloves and the emergence number for them to call.

Mr. Pearce asked what the maximum amount of oil is stored before pick up. Ms. Mathern replies that they have a 100-gallon tank for oil and 100 gallon tank for anti-freeze. When they are 70% percent filled they call a pick up.

Mr. Mercado asked if there is going to be an increase in landscaping for the back bays. Mr. Aithal replied that they are working with the Township. Mr. Lechner added that they provided evergreen trees and would like more then they proposed. He also asked that they added on their plan a note that mentions that there may be additional landscaping per the Township Planner. Mr. Aithal added that they are also doing a fence along with the evergreens.

Chairman Kricun asked that Mr. Lechner review the items not to be waived. Mr. Lechner replied a letter for absent of wetland, copy of recycling report, improvement impact statement, traffic impact and loading zone.

Mr. Guevara made a motion to approve the application subject to the applicants continued work with the planners, seconded by Mr. Mercado.

Roll Call:

Mr. DelDuke	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Chairman Kricun informed the Board that Vice Chairman Dunn has with drawn from the board due to personal issues. He was an outstanding member and served the town well.

Meeting Adjourned

Respectfully Submitted

Courtney Mosiondz
Recording Secretary