

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, June 22, 2010

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

Roll Call:

Mr. Moffa	Present
Mr. Kricin	Absent
Mr. Gerace	Present
Mr. Dunn	Present
Mr. DelDuke	Present
Mr. Kasper	Present
Mr. Lawrence	Present
Mrs. Musser	Present
Mr. Vizoco	Absent
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.

Chairmen Palmer seated Mr. Lawrence for Mr. Kricin and Mr.Gerace for Mr. Vizoco.

Minutes for Memorialization

Mrs. Musser made a motion to approve minutes from May 25,2010, seconded by Mr. Lawrence

Roll Call:

Mr. Moffa	Yes
Mr.Gerace	Yes
Mr. Dunn	Yes
Mr. Kasper	Yes
Mr.Lawrence	Yes
Mrs. Musser	Yes
Mr.Mercado	Yes
Chairman Palmer	Yes

Resolutions for Memorialization

#091019CPSP	Benderson Development
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Mr. Lawrence made a motion to approve the Resolution, seconded by Mr. Gerace.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

#101040CM	County of Camden
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Mrs. Dunn made a motion to approve the Resolution, seconded by Ms. Musser.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Chairman Palmer	Yes

Applications for Review

Gloucester Township MUA	Preliminary & Final Major Site Plan Location: Landing Road
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Appearing before the Board is Leonard J. Wood Esq. for the Gloucester Township Municipal Authority; Joseph Brickley, PE was sworn in and qualified as an expert.

Mr. Wood explains to the Board that the site, owned by the MUA, will be used for office space. Everything will be moved to the new building and the old building will be used for storage. There shouldn't be a problem for parking since the old building will not be in use. There are three variance for set backs that have to do with the old building. Also, a new sign will go in place of the old one.

Mr. Brickley explains that the spot on block: 2401 Lot: 4 are preexisting spot maintained by the MUA. With regards to the twenty-three (23)-parking spaces on lot 4 and the additional 32 on the new site, there is more than enough parking. Those 42 of 44 employees are daytime from about 7am-5pm and the remaining 2 are seconded shift employees. With in the 55 spaces there will also be parking for

visitor and handicap. Due the adequate parking for both employees and visitors, there are asking for a variance. As mentioned the sign now is preexisting and will need to be replaced after construction. A lengthy discussion follows about the lot lines and who own which part of the property. After a review of the notices the Board will continue to hear this application. The new sign will be height will be 6ft or less and the letter size will 5in or greater. The street line set back is less than 30 ft. so they will need a variance for that. With regard to the waiver for Environmental Impact Statement they have submitted an abbreviated report due to long standing occupancy by the authority and it has no environmental history. They only submitted a traffic assessment due to the fact that they are not adding additional employees or generating more traffic. They are only relocating the pull window and not changing any traffic patterns. There are no pumping stations on site, there are details for trench repair in their package, There is already existing water service they will just be moved, and the site is not for public use except for the area outside the gate. They will also like a waiver for the crosswalk since they are not going to encourage people to walk across between the building. After a short discussion the applicant agrees. A lengthily discussion followed about the putting in curbing and sidewalks along the frontage. They are proposing to put sidewalks from entrance of the proposed building to the discharge of lot 4, about 200 ft. A lengthily discussion followed regarding Landing Road ending into an easement.

With regards to Ms. Cummings, recommendation that they would need 42ft of clearance to fully retract when there is only 23ft; there is actually ample space than it looks like on the plans. There is also a depressed curb for the emergency vehicles. Everything else is the letter they are fine with.

Mrs. Musser asked if they would be additional handicap spots. They responded that they are going to keep it only two handicap spot. However, if ok with the Board, they will use more impervious area to create another handicap spot.

Chairman Palmer asks what the approxiament value of the project. They responded that it's about a million dollars.

Mr. Moffa was concerned with signage being on the street. If there were snow on the ground it wouldn't be visible. The applicant will put in additional signage.

The Board inquired why this new building is necessary. It is necessary because 80% of the building is used as storage and the other 20% are

used for the office personnel. That 20% of the building is in very poor shape. Dr. Dunn wanted to also know if there are any reports that the building is in bad shape. With the hard economic time using tax payers money to do this seem unreasonable without a report saying it was beyond repair.

The applicant explains that there are termites that aren't responding to treatment. The air condition and ventilation is comes from the garage so when equipment is worked on the fumes come into the other part of the building. Sealing off ducks was ineffective. There are leaks that have damaged equipment.

With nothing further from the Board Chairman Palmer open this application to the public.

John McLaughlin- asks that they asked for a waiver fir the environmental report and that one has been done already in the past. He would like to know how old they are. The response was they have been updated several times and the last one was done in 1996. They are also no further action done from some storage underground. Mr. McLaughlin also asked what happen to the area where the old storage tanks where. In response, they were above ground storage tanks. He also thinks that they Board should have all the reports with what was mentioned above.

Bob Gentile- With regards to the million it is going to take for this project, how is it going to be financed. In response, there will be no increase in rate because of this. Half the money was borrowed through a New Jersey environmental infrastructure trustee at a 0% rate and the other half at market rate 2-2-½%. Also wanted to know what this much office space is need for 44 people. The applicant explain that beside the office personnel they need to maintain a place for record storage that accessible. Also, they need to have a meeting room that is on location. He is just very concerned how his tax dollars are being spent. He was advised to address his concerns besides what the plans are at the MUA meetings.

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

Mr. McKenna reviews all the conditions that will be in the resolution.

Mrs. Musser requests a motion for preliminary but not for final due to some of the publics concerns with the environmental reports. Also, it

would give everyone an opportunity for everyone to attend the MUA meeting to fully understand the project.

Mr. McKenna advised the Board that he could make providing all reports to the Board as a condition for the resolution.

Mr. DeIDuke made a motion to approve this application with all the conditions seconded by Mr. Kasper.

Roll Call:

Mr. Moffa	Yes
Mr. Gerace	Yes
Mr. Dunn	No
Mr. DeIDuke	Yes
Mr. Kasper	Yes
Mrs. Musser	No
Mr. Mercado	Yes
Chairman Palmer	Yes

Chairman Palmer gave thanks to Mr. Kasper and Mr. Lawrence for their time served on the Board.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary