

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, July 9, 2013

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

Roll Call:

Ms. Costa	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Absent
Ms. 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.

Minutes for Memorialization

Mr. Owens made a motion to approve minutes from June 11, 2013, seconded by Mr. Pearce.

Roll Call:

Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes

Resolutions for Memorialization

County of Camden #131018CM	Minor Subdivision/Bulk Block: 12301 Lot: 1
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Pearce.

Roll Call:

Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes

Red Nation #131016SPW	Conditional Use/Site Plan Waiver Block: 14402 Lot: 19 & 20
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Applications for Review

#131024SPW Giant Fitness	Site Plan Waiver Block: 7401 Lot: 15, 19 thru 21
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Appearing before the board was Dale Taylor, Esq. representing the applicant Sam Balducci. Also appearing before the board was Greg Simonds, Engineer, who was sworn and qualified as a professional.

Mr. Taylor started by going over the site location and what it used to be. They were in front of the board for a site plan waiver and sign variance. The applicant, Mr. Balducci, currently has several fitness centers around the area. He brought several exhibits to show some of his other fitness locations. The exhibits detail what the properties were and what they were made into. Within the fitness center is a business model, restaurant and juice bar.

Mr. Simonds continued that they are not changing the site. The building will not change, only be fixed up. The parking lot in the rear has 133 spaces. Due to the size of the building one parking space will have to be added to comply with the 134 parking spaces required. The property has two driveway accesses. The entrance drive is shared with the Howard Johnson

and the other will be an exit. They would like to keep the size of the sign about the same as the existing due to the speed of the roadway.

Mr. Lechner stated that there is a lot of over grown growth. The concern is that site is in need of improvements. If the site plan is waved, there is no guarantee that the improvements will get done to the standard that they should. The site would need to be inspected and could possible be done administratively. Mr. Taylor replied that would be great to do it administratively and wanted to continue with Mr. Bach's letter. Mr. Bach added that there are some issues that need to be worked out but does believe they can do it administratively as long as there is some sort of enforcement. Mr. Taylor stated that inspections can be done and they proceed. Mr. Bach informed them that an updated survey is also needed.

Mr. Simonds explained that they want to bring the site back to the way it was when it was approved. With the parking lot that has a lot of cracks and they want to repair them and then once membership builds up with the possibility of future upgrades to the parking lot.

Mr. Lechner stated that at some point they are going to have some sort of plan for Mr. Bach to look at. Mr. Bach added that they could do a compliance plan like they have done on smaller projects. Chairman Kricum interjected that maybe they should continue with a site plan. Mr. Taylor explained that they have a short time frame with a loan before the rates go up. Mr. Bach added that they are trying to be sympathetic to the developer and thinks that they can reach a compliance plan.

Mr. Balducci started to clean up and stated to the board if they can't vote tonight don't bother. Then Mr. Balducci abruptly left the room.

Mr. Taylor apologized for his client and that he is under a lot of stress. Mr. Simonds and Mr. Bach will talk to work on the issues. Mr. Lechner stated that the building did have a plan that was approved, however that was back in the 1960s and the building hasn't been used since the 1980s.

The application was tabled to either the July 23 if they aren't ready then the August 27.

Lakeland Rd. Rezoning Study & Master Plan Amendment	Classification of Professional Office
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Mr. Lechner stated that they are amending a master plan. With the boards approval they will re-zone this area. The North part of the property along Lakeland Rd will be classified as Professional Office. The southern part will remain unchanged and continued to industrial land use classification. This will allow the owners Mr. & Mrs. Laun, of the southern half to be able to re-mortgage. Mr. Lechner thoroughly reviewed this and feels its best for the area.

With no questions form the Board members or the public, the chairman asked for a motion.

Mr. Owens made a motion to approve the amendment, seconded by Mrs. Washington.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Ordinance 0-13-13

This amendment section one covers all that was talked about in the Lakeland Application. Section two is to amend the confirm of the redevelopment area boundaries of those listed. Section three is to confirm the overlay districts of those listen. Section four covers what has been done over the years that aren't on the

map.

Mr. Pearce made a motion to amend the ordinance, seconded by Ms. Costa.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Ordinance 0-13-12

This amendment to the redevelopment plan is for the property behind the Lowe's shopping center on Cross-Keys rd. Newman, LLC, owns this property, behind Lowe's. Over the past few year people from Newman, Wye Oaks and council has met to come to an agreement of what should be done with the property. The out come of the agree is as follows: Town Houses-8 units per acre, single family home- 3 units per acre and age restricted- 5 units per acre.

Mr. Mercado added after the 2 years what they came up with will be a nice transition from the residential to commercial.

With no questions from the board or the public, chairman Kricum asked for a motion.

Mr. Pearce made a motion to approve the amendment, seconded by Mr. Guevara.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes

Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

Ordinance 0-13-14

This amendment takes seven redevelopment plans and removes two that were added into the land development. Basically this separates them from the others

Mr. Owens made a motion to approve the amendment, seconded by Ms. Costa.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Washington	Yes
Chairman Kricum	Yes

The board briefly went over the giant fitness application. Mr. Lechner informed the board with regard to the tight timeline the applicant attorney talked about the application was submitted less than a month ago.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Courtney Mosiondz
Recording Secretary