

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, July 10, 2012

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

Roll Call:

Mrs. Costa	Present
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Pearce	Absent
Mrs. Washington	Absent
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

No minutes for memorialization

Resolutions for Memorialization

#121024MC Sara & Richard Howard, III	Minor Subdivision/Bulk C Variance Block: 2102 Lots: 2, 2.01 & 4
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Mr. Mercado made a motion to approve the resolution, seconded by Mr. Jones.

Roll Call:

Mrs. Costa	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

#121020PFMSCUAC	Preliminary/ Final Major Site Plan
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Embree Asset Group, Inc. Pep Boys	Conditional Use Approval, Bulk C Block: 20101 Lot: 8
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Mr. Guevara made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Guevara	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

Applications for Review

A motion was made to commend Mr. DelDuke, Mr. Dunn and Mrs. Musser for their service to the Board.

#121037SPW Marketplace @ Chews Landing, LLC Child Care Center	Site Plan Waiver Block: 20601 Lot: 2 & 3
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Appearing before the Board was Richard Goldstein, Esq. representing the applicant; Susan Nicgorski, Director of Property Management & Construction for Paramount Reality; Melissa Altee, Regional Manager; Michael Brown, Traffic Engineer. All were sworn in and qualified as professionals.

Mr. Goldstein explains that they are seeking a site plane waiver for the Child Care Center. The Child Care Center will be located where Ace Hardware was. The site will be run by Child Care Center of America. The center is a licensed facility, which comes with a long list of guidelines. There are no variances for the application. They are proposing to demolish the garden area, so they can build the play area for the children. All the improvements will be made within the curb lines.

Mr. Goldstein directs the Board to the site plan and an overlay to highlight the location of the child care center and the play area. Ms. Nicgorski will refer to the plan and overlay throughout her testimony. Ms. Nicgorski explained that it is a residential neighborhood shopping center and identified some of the existing tenants. Most of the tenants are open form 9 a.m.-9 p.m. The peak hours for the businesses are evenings, weekends, and holidays. The childcare center will be using 11,129 sp. ft., and of that, 3,900 will be used for the play area. They feel that the center will benefit the area, and the drop off/pick up time compliments the peak hours. The minor improvement, showed on the map, consists of re-doing the façade to enhance the appearance from the removal of the Ace Hardware sign. They will also be demolishing the garden center for the play yard

and adding a white PVC fence. The play area will be slightly larger than the garden center was but will be within the curb line. The propane tank was removed, and they will add some landscaping there to make that area more appealing. The loading dock will remain.

Mr. Lechner explained to the applicants that since they want a site plan waiver, they need to submit compliance plan with all they plan to do. Mr. Goldstein stated that they will do so and also work with the planners.

Chairman Kricum inquired about the bollards. Mr. Goldstein went over the stand and agreed to have them on the compliance plans.

Ms. Altee explained that they have numerous facilities in different state, and currently, they have eight (8) in NJ. Also, there is a lengthy process to determine the location, demographic, and safety of an area. They also consider adequate parking and pedestrian walks. Currently, there is a center in a strip shopping center that has never had any issues. They accept children from 6 weeks to 12 years of age. They provide bus service to and from school. Their hours of operation are 6 a.m.-6:30 p.m.. They have a license to care for 200 children with 30-35 teachers depending on the ages of the children. The peak hours for children to be dropped off are 7 a.m.-8:30 p.m. after that it slows down and is usually done by 10 a.m. Heavy pick up time is about 4:30 p.m., with parents coming sporadically. They have a Halloween parade and Christmas show, which are held during the day. Sometimes, twice a year, they do have an open hour after hours, but they are usually done by 7:30 p.m. The facility is equipped with a security system, which includes cameras in the entrance, hallway, and classrooms. The parents have to come in to sign their children for drop off and pick up. The policy of trash is to follow what the township requires. The play area will have an artificial turf on top of soft padding, and all equipment is from Little Tikes.

Mr. Bach asked about the existing concrete. Mrs. Nicgorski replies they will do what they need to with the concrete, so there is a drainage system underneath. Mr. Goldstein stated that they will supply the Board with the details of the construction of the artificial turf on the compliance plans.

Mr. Bach asked how the busing works. Ms. Altee stated that they have a 16-passenger bus to take the children to and from the school. There would only be a short period of time that the bus stops out front to let the children on and then off. Mr. Guevara asked where the children will be loading on. Ms. Altee replied right out front, and it is only a short period of time. Mr. Jones asked if the parents will park for drop off and pick up. Ms. Altee replied that they have to park. Mr. Jones also wants to know where the crosswalks are. Ms. Nicgorski, using the map, showed where the crosswalks are. Mr. Jones is concerned with the parking.

Mr. Brown explained that he has visited the site and has reviewed all the plans for the site. Mr. Brown feels that the location is appropriate for the proposed use. There will not be an adverse effect on traffic with the drop off and pick up time frames. There is adequate parking for the site, and the crosswalks add visibility for drivers. Even with the play center being slightly bigger, it will not interfere with the sight distance. Mr. Bach also asked that this be on the compliance plan along with the sight triangle. Mr. Lechner asked if there would be any conflict with the proposed drive through bank being so close and its safety. Mr. Brown replied that it is safe when coming out of the building, and by using the crosswalks, there is plenty of sight to view pedestrians even with the bank drive through.

Mr. Jones is concerned with the parking even more so if a bank comes and cars park in front of the building. Mrs. Altee explained that the director of each facility is told to not let parents park in front. Mr. Lechner suggested that they fill out Title 39 enforcement, so the police can enforce if anyone was to park out front. Mr. Lechner also suggested that they add signage about no parking. Mr. Goldstein agreed.

Mr. Jones asked if there is any access from the outside area. Mr. Altee replied that all the gates are locked and are on the alarm system. They do have fire exits, but no one can access them from the outside. The access from the outside is from the main entrance.

Mr. Guevara asked if they could load and unload the children from the back of the center since the front area is congested. Mr. Bach added that is where all the mac trucks make deliveries and where the trash enclosures are. A general discussion followed with the cons and resulted with having line striping for bus loading/unload.

Mrs. Costa asked if the children are loaded and unloaded from the back, how would the children come outside. Mr. Altee explained that they would be loading and unloading from a back door within a classroom.

Mr. Lechner asked how many buses the center is going to have and if the Board is going to limit the amount of buses. Mr. Altee stated that the amount of buses is going to depend on the age of the children, and it is rare that a center has more than three busses. Mr. Bach asked that they also document on the contingency plan where the buses will be parked.

With no more questions from the Board, the chairman opened the application to the public. With no one from the public wishing to speak, the public portion was closed.

Chairman Kricum reviewed and asked for a motion with conditions that would include the following: agreement of no parking sign on the front of the facility; bus pick up and off will be done in the back; the compliance plan will show the

landscaping, fence, bollards, surface for the play area, the parking of the buses; traffic control report and Title 39. Also, the applicant should work with the professional.

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

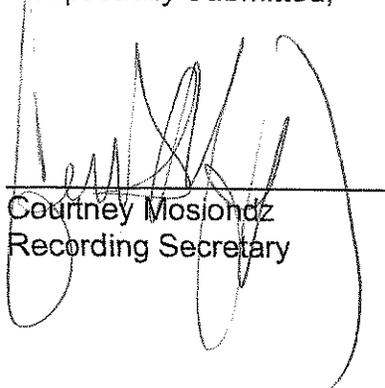
Roll Call:

Mrs. Costa	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

The July 24, 2012 meeting will be canceled.

Meeting Adjourned

Respectfully Submitted,



Courtney Mosiondz
Recording Secretary