

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, July 23, 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	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Present
Ms. Washington	Present
Chairman Kricum	Absent

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.

Vice Chairman Pearce seated Ms. Shinn for Mr. Kricum.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

#131009RDPFS Gloucester Premium Outlets	Preliminary & Final Major Site Plan
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Mr. Owens made a motion to approve the resolution, seconded by Mr. Mercado.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes

Applications for Review

#131024SPW Giant Fitness	Site Plan Waiver Block: 7401 Lot: 15, 19-21
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Appearing before the board was Mr. Dale Taylor, Esq. representing the applicant, Sam Balducci, who was also present.

Mr. Taylor explained to the board that his client and the engineers met last week on site. A letter was submitted that they would comply with the engineer. The board will be happy with all the improvements that will be done to the site.

Mr. Balducci apologized to the board for his behavior at the last meeting.

Mr. Taylor asked when the resolution will be ready and if he could have a copy to review with his client. Mr. Brennan replied that it would be memorialized at the August 27, 2013 meeting. Once the resolution is completed within the next month, a copy will be forwarded to Mr. Taylor.

Mr. Lechner and Mr. Bach had no objections to the site plan waiver since they agree to all the items in both reports.

With nothing else from the board the Vice Chairman opened 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 to approve the application, seconded by Ms. Washington.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Mercado	Yes* ¹
Mr. Owens	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes* ²

*¹ Thanked the applicant for coming back. Apology was accepted and looking forward to the improvements. He has been to the other locations and knows this will turn out great for the town.

*² Also is looking forward to the improvements.

#091030PSPFM Amended Divine Mercy Cemetery	Minor Subdivision Block: 14003 Lot: 13-15 & 23
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Appearing before the board was Mr. Leonard Wood, Esq. representing the Diocese of Camden. Also appearing was Mr. Lawrence DiVietro, PE was sworn and qualified as an expert.

Mr. Wood explained that they have come back in front of the board for an amended approval with conjunction to the prior approval to construct a cemetery on Peter Cheeseman Rd. The amendment is basically moving a property line.

Mr. DiVietro gave an overview of the property that was approved previously. With the amendment they would like to adjust the lot line to keep the retreat house. They agree with the letter from the planner and engineer. There are also no waivers or variances needed.

Mr. Lechner and Mr. Bach have no objection to the amendment.

With nothing from the board, Vice Chairman opened 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 to approve the amended application, seconded by Mr. Mercado.

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes

#131009RDPFS Gloucester Premium Outlets	Amended Preliminary & Final Site Plan-Approval for lighting and signage
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Appearing before the Board Mr. Louis D'Arminio, Esq. representing the applicant. Also appearing was Danielle DeVita, Simon Management associate; Brian Conlon, Engineer and Doug Williams, Architect was sworn previously and qualified as experts.

Mr. D'Arminio briefly reviewed when they were previously before the board. They came back in front of the board for approval for decorative lighting and signage. Mr. D'Arminio directed the board to the projector for the presentation and also the board member had a booklet (exhibit A1) of the presentation.

Mr. Williams gave a brief history of his background and company. The Following are the type of signs and the dimensions:

Letter on Map	Type of Sign	Height (ft.)	Sign Area (ft.)	Sign Area (sq. ft.)
A	Primary Project Pylon	100	24X44	1,056
B1	Primary Monument	13.4	7.11x28	110.8
B2	Secondary Monument	11	6.8x12.3	81.7
C	Project Building Signage	*1Bldg.	8.6x3.9	31.8
D	Auto Directional Sign	*2Pole	3.10x2.8	10.2
E	Parking Area I.D.	*3Pole	3x2	6
G	Bus Plaza Signage	*4Bldg.	1.6x11.1	16.6
I	Service Court Identification	N/A	2.4x1.101/2	4.2
J	Will be identified at a later date			
L	Tenant Rear Building Signage	Some area may be combined and/or contain larger logo area that may exceed 54' high		
L1	Tenant Entrance Sign			

*1 On building tower 15 ft. from the ground

*2 Attached to pole 7.2x3.5

*3 Attached to parking light 15 ft. from the ground

*4 Hung from bus plaza building 7.10 ft. from the ground

Mr. Williams continued using exhibit A1 to review Major tenant logo sign, project I.D. potential sign locations, tenant sign band and tenant entrance sign. Also review the tenant signage elevations for the North, South, East and West exposures. Finally, using samples

from various other outlets, he went over the placement, proportion, illumination, materials and creativity, which Simon Management will approve.

Mr. D'Arminio added that the site would have temporary signs at the entrances during construction to identify the site. They will work with the professionals for those signs.

Mr. Conlon briefly gave the board his background. Using exhibit A1 he went over the surrounding area and elevations. Using pictures of the actual area and computer generated what the primary monument sign will look like when traveling north and south bound on Route 42. Going southbound, there are three pictures from 1,500ft then 800ft to 500 ft. away from the sign. Then going northbound, there are also three pictures 1,500ft then 1,00ft to 500ft away.

The lighting plan, which they have worked with Mr. Lechner on, will consist of 30 acorn decorative lights. There will be seven (7) on College Drive and seventeen (17) along their property on the Black Horse Pike. There will also be two (2) acorn lighting at each of the three (3) entrances. They will add some lights by the wetland; there will be no disturbances with the lights. The height of the lights will be 18ft. from grade to the top frame.

The plan for sidewalks is to add six (6) pedestrian sidewalks from the intersection of the Black Horse Pike and Zimmerman to the center. Also, an access sidewalk at the corner of Robert E Kelly and Cooper road that connect to the existing proposed sidewalks within the parking lot. This will allow for continuous pedestrian travel.

The buffer modifications include additional clearing of near the intersection of the black horse pike and college drive. There will be no machinery used, due to the wetland, only hand tools/equipment. As part of the modification they will also be cleaning and collecting sediment samples for the existing Camden County storm water management basin.

Mr. Lechner took back his comment about adding Gloucester Township to the monument sign.

An additional note from the applicant is that they are and will continue to work with the police.

Mr. Mercado asked if there has been any ground breaking yet. Ms. DeVita replied that no work has been done.

Mr. Owens commented that they have been well prepared on presenting the project. Also, wanted to know if they will have any other signs advertising the outlets. Ms. DeVita replied that they are working with the DOT and that they have good marketing materials.

Mr. Moffa is please with the project. Questioned who will be taking care of all the lighting. Ms. DeVita replied that they would be taking care of it.

With nothing further from the Board, Vice Chairman Pearce opens the application up to the public.

Paul, a township resident, wanted to know who owns the property, if it's going to be leased or purchased. Also, wanted to know if there will be any incentives for the outlets being built. With the outlets being built how will they bring in shoppers with shopping in Deptford and Turnersville. Mr. Lechner replied that Gloucester 42 Associates owns the property right now. Mr. Lechner continued to explain that the area is part of the redevelopment agreement and is not aware of any incentives. Mr. D'Arminio replied that they would be purchasing the property. Ms. DeVita explained that the outlets and the location would bring in a regional drawl. People will come to shop, eat and relax. Mr. Mercado added that the "Hit Doctor" did not have the money that this company does.

Mark, a township resident, house is right across the street from Zimmerman Drive. When they were constructing those roads, they worked all night and weekend long. This is a concern that this project

will be the same way, the people in the area were not considered at all, with the traffic and noise. Ms. DeVita explained that the hours of operation for the stores once completed would be normal store hours, 9am-10pm. The hours for construction are not known at this time since it has not been started. Both the construction and store hours will be within in the local ordinance.

Lou, a township resident, is worried about the traffic on College Drive since there is no entrance on the Black Horse Pike. Will there be any plans on widening College Drive since there is already traffic from all the students going to and from the college. Also, he was concerned that Zimmerman Drive and the Black Horse Pike does not have a traffic light. Mr. D'Arminio replied that they have met with the Camden County Board and that they have met all the traffic requirements. Their application has been approved. They are waiting for the resolution to be memorialized at the next meeting. The roads were constructed with something like this project in mind.

Melissa, a township resident, lives on the street diagonal from Zimmerman Drive. Since it's only a right turn, people use the street to turn around. Since her house is on the corner, her grass is getting destroyed from the cars.

Paul, who spoke earlier, feels that the roads go to nowhere and the traffic is going to be a huge issue. Mr. Brennan explained that the application tonight is only for the signage and lighting. The traffic and others items brought up where discussed at the May Meeting.

The Board informed the public present that tonight, that all meetings are advertised in two (2) public papers. They can also find information on the meetings on the townships website.

With nothing further from the public, the public portion was closed.

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

Roll Call:

Ms. Costa	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Owens	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes

Mr. Lechner informed the board that the August 13, 2013 meeting has been canceled.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

Courtney Mosiondz
Recording Secretary