

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, August 9, 2011

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

Roll Call:

Mr. DelDuke	Present
Mr. Dunn	Present
Mr. Guevera	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mrs. Musser	Absent
Mr. Pillo	Present
Mrs. Washington	Absent
Chairman Kricun	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.

Chairman Kricum seated Mr. Guevara for Mrs. Musser.

Minutes for Memorialization

Mr. Mercado made a motion to approve minutes from July 26, 2011, seconded by Mr. Pillo.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Resolutions for Memorialization

Gloucester Township Planning Board for Services of an Engineer

Chairman Kricun reviewed the proposals and feels they should continue using Birdsell Services Group.

Mr. Pillo made a motion to approve Birdsell as the Boards Engineer, seconded by Mr. Dunn.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Gloucester Township Planning Board for Services for a Conflict Engineer

Chairman Kricun stated there was only one proposal for a conflict engineer. The Board will continue to use????

Mr. Pillo made a motion to continue as the Conflict Engineer, seconded by Mr. DelDuke.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Gloucester Township Planning Board for Services of a Solicitor

Chairman Kricun informs the Board that there was only one proposal for solicitor. They will continue to use Mr. Michael McKenna Esq. as the Boards solicitor.

Mr. Dunn made a motion to continue to use Michael McKenna, Esq. as their solicitor, seconded by Mr. Jones.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Applications for Review

#111032M County of Camden	Minor Subdivision Block: 12303 Lot: 1
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Appearing before the Board is Joshua A. Friedman, Esq. representing the County of Camden. Also appearing before the Board is Steve Bach PLS, PP was sworn in and qualified as a professional.

Mr. Bach explains this is a straight forward application with no variances or waivers required. The lot right now is 211.5 Acres and the County wants to subdivide this into 31.1 acre parcel with the remainder being 180.4 acres. They comply with all the comments on both planners and engineers report.

Mr. Dunn asks what the plan is with the land. Mr. Bach replies that it is currently the Emergency Training Center and the county will be transferring ownership over to Camden County College.

Mr. Bach also wanted on record that the parcel may be subject to the cross access easement in the future. Any improvements would be part of a site plan application by another entity.

Mr. McKenna wants to clarify that they are going to record and memorialize by deed. Mr. Bach replies that they are going to record and memorialize by deed.

With no further question from the Board, the Chairman opens this application to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Pillo made a motion to approve the application, seconded by Mr. Moffa.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

#111027MS New Cingular Wireless PCS, LLF	Minor Site Plan Block: 10902 Lot: 12 Block: 10903 Lot: 1 & 2
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Appearing before the Board is Michael Levine, Esq. representing the applicant.

Mr. Levine explains to the Board that they are upgrading the existing site. The upgrade will allow their system to perform more efficiently. Basically they are taking down the three (3) existing antennas and replacing them with three (3) new antennas at precisely the exact same height. They are adding one more equipment cabinet which is inside a building already on the excising property. They agree to most of the items on the report. On the Birdsall report asks for a property survey and would like a waiver since they are only updating the equipment that is already there. There are two (2) rods that the existing building straddles and due to that Mr. Lechner suggested that a lot consolidation deed be recorded. If they do obtain a waiver for the property survey they won't be able to do the lot consolidation deed since you would need the survey to do so. In addition, they are a tenant on the property not the owner and are not sure if they owner would even sign the lot consolidation deed. Those were the other issue they had with regard to both letters.

Ms. Commins stated that since they are other carriers on the site it is possible that there is a survey already done. It doesn't have to be a new survey. Mr. Levine replies that they are willing to go to the Township and get a copy of a survey and submit it.

Mr. Lechner suggests that they grant a waiver of site plan. This would solve the issues with the survey and lot consolidation. They would still need to perfect their plan.

Chairman Kricun summarizes that the application is for a waiver of site plan approval conditioned upon the applicant submitting revised sketch plan.

Ms. Cummins questions if there would be any changes to their maintenance of the site that is done once a month. Mr. Bach replies that the maintenance schedule will not change and continues done as once a month.

Mr. Levine offered to send a letter to the property owner asking them to comply with the lot consolidation and a copy of the letter shall be sent to the Board.

With no further questions from the Board, Chairman Kricun opens the application to the public. With no one from the public wishing to speak the public portion is closed.

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

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

#091030PSPFM Diocese of Camden-Divine Mercy Cemetery	Final Major Site/Minor Subdivision Block: 14003 Lots: 13, 14, 15 & 23
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Appearing before the Board is John Wade, Esq. representing the Diocese of Camden. Also before the Board is Paul LaPierre, PE & PLS who was sworn in and qualified as a professional.

Mr. Wade explain that this is a final major site plan and also minor subdivision making four (4) lots into two (2) lots. They have also received approval from the County for both the major site plan and the minor subdivision.

Mr. LaPierre points out the phasing of the sites on Peter Cheeseman Road which was formally the CYO property. The area that is being developed as the cemetery is going to start with phase at the north end of the property. From there they will progress into Phase 2 going southward. In Phase one (1) the principal structures are included which are an office for the site, maintenance facility and a mausoleum crypt building. Initially with phase one the road system, drainage, lighting and landscaping. The office, maintenance facility and crypt would follow. As phase one starts to grow that when they will begin phase two.

Mr. Wade explains to the Board that they will satisfy the request for sidewalks the entire length of Peter Cheeseman but requests that the curbing be done in a later phase. Mr. Lechner asked for the sidewalks in phase one since it could take time for the cemetery to fill up and the phases to continue. Also that there is a lot of pedestrian traffic in a cemetery. Ms. Commins inquire that when the curbing is done it would be a concrete curb. Mr. Wade replies that is correct.

Mr. Pillo asks if Phase 1A is part of phase 1. Mr. Wade explains that it is an extension of phase one (1). Then Mr. Pillo asked if the curbing would be done as part of phase 1A. Mr. Wade replies that phase 1A is not on the front by Peter Cheeseman Road.

Mr. DelDuke asked what the reason, money, is for not doing the curbing right away. Mr. Wade replies is it partly the money and none of the road way has concrete curbing. The design includes for the curbing in the future,

Mr. McKenna asked Ms. Commins if she could point out the Sections of phasing since it only look to be four (4) phase and not five (5). Ms. Commins answers that she believe that phase five (5) is already developed and there not intention at this time of incorporating it into the cemetery. Mr. Wade adds that she is correct. Mr. McKenna then asked if they are going to be doing curbing in phase five (5). Mr. Lechner comment that in his report he was not considering phase five (5) for curbing since it is already existing or part of the application.

Mr. McKenna also wanted to know if they are including a conservation easement. Mr. Wade replies yes they will be preparing documents for it. Curbing and sidewalk will be done throughout phases 1-4.

Mr. Moffa asks when they anticipate the curbing will be done along with the rest of the phases in phase four (4). Mr. Wade could not give a definite answer since the rest of the phase follow phase one filling up.

Mr. McKenna wanted to know which phase the conservation easement would be in. They agreed that the conservation easement will be in phase three (3). They will prepare documents for the easement. Mr. LaPierre explains they created the conservation easement as part of their storm water management plan as a natural collection area. Mr. McKenna states that the phase could take quite some time to finish, when would the curbing go in the beginning or the end. Mr. Wade replies that the sidewalk would be all done with the start of phase one. They will upgrade the curbing when phase one is in place. The rest will be done at the beginning of each phase.

Mr. Wade directs the board to page tow number seven of the Birdsall report. They have been on site and done testing. They are now in the process of preparing report, however, there is not clean up that needs to be done. The next comment is number nine, they do not have the architectural plans at this point, when they are developed they will submitted. They will also provide earthwork quantities prior to construction. In the proposal, from the main entrance off Peter Cheeseman Road they are leaving a buffer strip. They propose to add addition trees north of the entrance, where the CYO building once to stood. Ms. Commins asked if they plan to plant tree along the frontage of Peter Cheeseman Road. Mr. Wade replies that they will add street trees along the frontage.

Mr. Wade directs the board to Mr. Lechner's report. The conservation easement was covered and sidewalks will be put in along Peter Cheeseman Road except for Phase 5. With the traffic impact statement to address the location of school bus routes, they believe this doesn't apply and ask for a waiver. Mr. Lechner inquired about the environmental impact state, it was supposed to be provided that at preliminary and it has not been received. Mr. Wade ensures the board that it will be submitted. Mr. Lechner added that there was to be a pedestrian access from the retreat as indicated from preliminary approval. Mr. Wade replied that they will include it. Mr. Lechner wanted to clarify the last item is the title 39 enforcement which will allow enforcement for sign on the premises from the police. Mr. Wade replied that it won't be a problem and they will do the application form.

Mr. Moffa asked, using the map, if the side goes all the way to Hickstown Road. Mr. LaPierre replies that there is a parcel there that the Township owns.

Mr. McKenna asked if the clearing of the land will go along with their phasing or will it all be done now. Mr. Wade replied that the land will be cleared as they go through the phases.

Ms. Commins asked for the recorded that they bond estimate will be done in phases as well. The answer was yes.

Mr. Moffa asked about lighting since the area is very dark after the college. Mr. LaPierre replies that there won't be lighting along the road way since the cemetery will be closed at night. They could put more lighting but it is a county road and responsibility. They don't want to light up the cemetery; they feel that it would be an invitation for people after the cemetery is closed.

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

Chairman Kricun summarizes that there was one waiver requested and that the rest of the comments that they went over will be taken care of.

Mr. McKenna stated that he will do two separate resolutions one for the Major and one for the Minor.

Mr. Moffa made a motion to approve the application for the minor subdivision, seconded by Mr. DelDuke.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Mr. Pillo made a motion to approve the Major site plan with the one waiver and conditions. Mr. Dunn seconded the motion.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevera	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary