

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, August 14, 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	Absent
Mr. Jones	Absent
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Mrs. Shinn	Present
Mrs. 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.

Chairman Kricum welcomes new members to the Board. Ms. Shinn was seated for Mr. Jones and Mr. Owens for Mr. Guevara.

Vice Chairman

Mr. Mercado made a motion to seat Mr. Pearce for Vice Chairman, Seconded by Mr. Owens

All members where in favor.

Minutes for Memorialization

Mr. Pearce made a motion to approve April 24, 2012 meeting minutes, seconded by Mrs. Washington.

Roll Call:

Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Mercado made a motion to approve May 22, 2012 meeting minutes, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Pearce	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Mercado made a motion to approve July 10, 2012 meeting minutes, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

Resolutions for Memorialization

#121037SPW Marketplace @ Chews Landing	Site Plan Waiver Block: 20601 Lot: 2 & 3
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Mr. Mercado made a motion to approve the resolution, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Chairman Kricum	Yes

Applications for Review

#111034SPWC One Cingular/ AT&T	Site Plan Waiver Block: 15302 Lot: 33
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Mr. Quinn explained to the board that the site basically has the antenna and a shelter at the base of the tower. This, simple, application is necessary to upgrading their site to keep up with the market. This application is very similar to previous ones before the board. They are updating all their towers to the 4G network. In order to do so, they will be taking down three (3) antennas and replacing them with three (3) new ones. An additional item would be to add cabinets. The cabinets will be within the area of the tower and will not change the surrounding area. The applicant requested a waiver for site plan.

Chairman Kricum asked if the Board if they have any issues with the letters from the engineers. Mr. Quinn replied there is none, except for the site plan waiver. He asked for the waiver since they are not doing any improvements to the site. They are simply replacing antennas that are currently there with new ones. There were no objections from the engineers.

Chairman Kricum also asked if there will be any negative impact on the area. Mr. Quinn answered in no way will there be a negative impact on the area. This is only to improve cellular service. To do so they have to replace the old antennas with the new antennas.

Mr. Lechner asked that the applicant provide copies of the plans. Mr. Quinn will forward them and also asked if there is a bond requirement. Mr. Lechner replied that he doesn't believe there will be a need for a bond.

With nothing further 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.

Mrs. Costa made a motion to approve the application, seconded by Mr. Pearce.

Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

GEMS Landfill Superfund	Block: 14003	Lots: 25 & 26
	19601	3,4 & 14 thru 25
	19602	2, 3 & 10

Appearing before the board was George Stevenson and John Cantwell were qualified as professionals.

Mr. Cantwell explained that the township owns the site. The cap will be in compliance within the next year. The main idea for the site is using it for renewable energy. Since the site has a unique characteristic that make hard to develop. Being in front of the board again is part of the multi-step process. The last time they were in front of the board it was to declare the site as redevelopable. They asked the board to agree, even with modification, so the plan can be adopted.

Mr. Stevenson explains that since they were last in front of the Board, there have been some revisions. The plan for the site is to have a field of solar arrays. Also, part of the plan is to combine all the parcels into one. This will not interrupt the mediation going on or the Police shooting range. The site meets all the requirements, such as enough area and distance from the surrounding homes. The design will show how the site is going to be restored. A condition of approval will be that any emergency personnel will have the knowledge of what is on the site and how to handle an emergency situation. The benefit of the plans is that it's a low traffic and revenue generator for the Township. Other advantages are there will be no impacted on nearby residences with noise, dust or odors. This plan supports the master plan. There is a minor inconsistency with one of the parcels. One parcel would be developed in a resident fashion. On the land use map a park and recreation area is anticipated. If this would happen, it would be in the distant future.

Mr. Stevenson summarized that this plan is for renewable energy, there are few requirements limited uses, and it is consistent with the master plan.

Chairman Kricum asked about the cap and if it can handle the weight. Mr. Cantwell replies that just like other towns have used, it will be gravity solar panels.

Chairman Kricum stated that the take over will be in 2015 and there will not be any problems. Mr. Cantwell replied that there will be several approvals required including, EPA and DEP. Chairman Kricum suggested that they obtain a letter of no objection from those agencies before going any further.

Mr. Mercado stated that at the council meeting, a resident inquired about the endangered flower, the swamp pink. Mr. Cantwell explained, using the map, that if any swamp pink flowers would be located around the pond, which they are not

going near. Chairman Kricum also added that the swamp pink could be affected by the ground water clean up. That is why they are doing that process slowly so not to affect the vegetation.

Mr. Bach asked about wetlands. Mr. Cantwell believes there may be some.

Mr. Owens asked if there is access for emergency personnel to all areas of the site. Mr. Cantwell replied that there are several roads for emergency access and that the developer will take care of the remaining access roads.

Mr. Lechner wanted clarification on the permitted uses for municipal use and training. Mr. Cantwell explained that they are referring to the firing range.

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

Mr. Lechner will send a letter to council that the Board recommends this site for redevelopment.

Mr. Pearce made a motion for the letter, seconded by Mr. Owens.

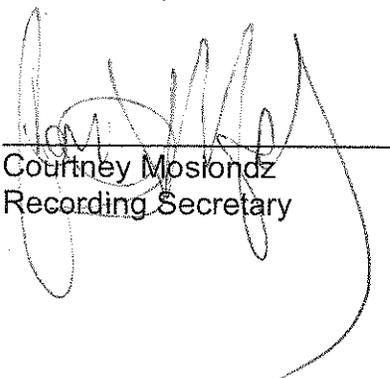
Roll Call:

Mrs. Costa	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Mrs. Shinn	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Next meeting tentatively is September 25, 2012.

Meeting adjourned

Respectfully Submitted,



Courtney Moslondz
Recording Secretary