

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, August 23, 2011

Chairmen Palmer 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. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Absent
Mr. Moffa	Present
Mrs. Musser	Present
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 Kricun seat Mr. Guevara for Mr. Mercado. Chairman Kricun also welcomed Lauren to the meeting who is doing an internship with Mr. Lechner office.

#101069RDPSPF Clean Light Power & Energy, LLC. was postponed until September. No further noticed will be required.

Minutes for Memorialization

Mr. Pillo made a motion to approve minutes from July 12, 2011, seconded by Mrs. Musser.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Resolutions for Memorialization

#111027MS New Cingular Wireless PCS, LLF	Minor Site Plan Block: 10902 Lot: 13 Block: 10903 Lot: 1 & 2
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Mr. Dunn made a motion to approve the resolution, seconded by Mr. DelDuke

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mr. Guevara	Yes
Chairman Kricun	Yes

#091030PSPFM Diocese of Camden	Final Major Site Plan
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Mr. Guevara made a motion to approve the resolution, seconded by Mr. Moffa.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mr. Guevara	Yes
Chairman Kricun	Yes

#091030PSPFM Diocese of Camden	Minor Subdivision
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Mr. Dunn made a motion to approve the resolution, seconded by Mr. Pillo.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mr. Guevara	Yes
Chairman Kricun	Yes

#1110302M County of Camden	Minor Subdivision Block: 12302 Lot: 1
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Mr. DelDuke made a motion to approve the resolution, seconded by Mr. Jones.

Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mr. Pillo	Yes
Mr. Guevara	Yes
Chairman Kricun	Yes

Applications for Review

#111032M Texas Roadhouse	Minor Site Plan Block: 18501 Lot: 13
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Appearing before the Board is Marc Policastro, Esq. representing the applicant. Also appearing before the board is Peter Chandler, PE was sworn in and qualified as an expert.

Mr. Chandler showed the board an aerial overlay, exhibit E-1, of the shopping center highlighting the proposed expansion of the Texas Roadhouse. The seconded exhibit is the seating plan of the interior of the restaurant existing and proposed seating plan. The third exhibit C1.40 is the site plan of the facility. Last is the fourth exhibit showing the architectural elevations of the building.

Mr. Chandler explained that they are in front of the board seeking approval for a bulk variance that is required for the set back from the property line for the front yard. There is a requirement of 75 feet; they were previous approved for 73.5 feet. With the addition to the facility they require an additional variance to go down to 64.2 feet. With the addition they are still in excess of what the ordinance requires even with the removal of seven (7) parking spaces. There was an error on the previous site plan with the parking counts. It has since been addressed in the revised plan.

Mr. McKenna asks that they go over the error.

Mr. Chandler replied that it was previously presented that there was a requirement for 296 seats. The correct number of seats is 320 which are calls for a higher amount of parking space but they are still in surplus.

Chairman Kricun asked for the opinion of the planners for the variance for the front. Ms. Cummins and Mr. Lechner have no issues and believe that the variance falls under a C2 Variance.

Chairman Kricun asked if there is anything in the planner's reports that they object to. Mr. Chandler replies that they don't object to any items on the reports. With regard to the wetland letter, they are not intruding into any undeveloped area. They request that the letter from wetlands professional be rescinded. Mr. Lechner has no objection to waiving the wetlands letter.

Mr. Chandler asked for clarification on Mr. Lechner's letter, section six (6) numeral two (2), about the handicap access ramp. They would like to know exactly where that is referencing to, since the entire sidewalk by the handicap spaces are flush. Mr. Lechner replies that since they have parking in the rear of the building a handicap person would have to go around the building. In the back if there was a ramp up onto the sidewalk that would eliminate a wheelchair from going around to the front to get onto the sidewalk.

With no question from the board the chairman open this application up to the public. With no one from the public wishing to speak the public portion was closed.

Mr. Jones made a motion to approve this application with the variance for the front yard, waiver of the wetlands and condition with the compliance of the planner's letters. The motion was seconded by Mr. Dunn.

Roll Call:

Mr. DeIDuke	Yes
Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Correspondence

Kearsley 3, LLC vs. Township of Gloucester

Mr. McKenna suggested that the Board discuss this matter in closed session

Mr. Dunn made a motion to go into closed session, seconded by Mrs. Musser

Roll Call:

Mr. DeIDuke	Yes
Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Mr. Dunn made a motion for the Board to return to open session, seconded by Mr. DeIDuke.

Roll Call:

Mr. DeIDuke	Yes
Mr. Dunn	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricun	Yes

Mr. Lechner asked when the closed session minutes can be brought into the minutes. This is asked due to the abundance of requests for closed session minutes and open session minutes. The council adopts their opens minutes but does not put them out to public. Mr. McKenna will give it some thought and come back with his opinion.

Chairman Kricun asked if there will be a meeting on September 13, 2011. Mr. Lechner replied that the meeting will be canceled any application ready will be heard on September 27, 2011 meeting.

August 23, 2011

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary