

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday – September 08, 2015

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

Roll Call:

Mrs. Costa	Present
Mr. Dintino	Absent
Mr. Dority	Present
Mr. Guevara	Present
Mr. Jones	Absent
Mr. Kricun	Present
Councilman Mercado	Absent
Mrs. Pinolini	Present
Mrs. Washington	Present
Chairman Owens	Present

Mr. Dority was seated for Mr. Mercado.

Mrs. Pinolini was seated for Mr. Jones.

Chairman Owens requested a motion to amend the agenda to discuss an additional topic after the regular agenda.

Mr. Kricun made a motion to amend agenda, seconded by Mrs. Pinolini.

Voice call – All Yes and no objections.

Also present is Richard Wells, Esq. who sworn in the Board professionals, Steven M. Bach, PE, CME, of Bach Associates, PC. Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Minutes for Memorialization

Minutes from April 14, 2015

Mr. Dority made a motion to approve the minutes from April 14, 2015, seconded by Mrs. Costa.

Roll Call:

Mr. Dority	Yes
Mr. Guevara	Yes
Chairman Owens	Yes

Minutes from July 14, 2015

Mr. Dority made a motion to approve the minutes from July 14, 2015, seconded by Mr. Guevara.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Pinolini	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#151035CM
John S. Smith
Zoned: R-1

Minor Subdivision
Block: 10201, Lots 11 and 14
Create two (2) new lots

Mr. Guevara made a motion to approve the resolution, seconded by Mr. Dority.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Pinolini	Yes
Chairman Owens	Yes

#151036M
1840 P. Cheeseman Road, LLC
Zoned: IN

Minor Site Plan
Block: 14003, Lot 13
Residential Substance Abuse Center

Mr. Guevara made a motion to approve the resolution, seconded by Mrs. Pinolini.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mrs. Pinolini	Yes
Chairman Owens	Yes

Applications for Review

#151044CM
Cugini Holdings, LLC
Zoned: R-3

Minor Subdivision
Block: 13103, Lot 6
Create two (2) new lots

Appearing before the Board is John Falciani, Esq., attorney for the applicant. Mr. Falciani provided an introduction to the application and introduced the applicant's experts. Addison Bradley, CLA, PP and Bruce McKenna, PE, PLS, PP was both was sworn, qualified, and accepted by the Board as experts.

Mr. Bradley provided the Board a brief explanation of the proposed subdivision to create two new lots at the end of Evergreen Avenue. The existing dwelling contains a rancher with two-car garage attached by a breezeway. The new lots would each provide seventy five (75) foot frontage. However, he indicated the project has a problem regarding side yard where they propose eight feet where ten feet is required. But, the applicant proposes to increase the side yard on the other to twelve (12) feet in order to maintain at least twenty (20) feet between dwelling units. Mr. Bradley further explained that originally the applicant was going to demolish a portion of the garage to increase the side yard but is now amending the request to have an approximately four foot side yard setback but will increase the other side yard to maintain the proposed twenty (20) foot separation between dwelling units. Mr. Bradley stated the applicant agrees to comply with the Board professionals' reports except Mr. Lechner, Board Planner's request to provide a cul-de-sac. He indicated providing a cul-de-sac created two additional variances for lot size and front yard setback and provided the Board a drawing of a typical cul-de-sac.

Mr. Bach inquired if the applicant is voluntarily restricting the side yards, and if so, this would have to be a component of the legal description for the deed and Mr. Bradley agreed.

Mr. Lechner discussed his concern with not providing a cul-de-sac for such a long road that previously was developed with four dwelling units and no two more would be considered a "creeping" major subdivision.

Mr. Kricun inquired with Mr. Bradley what it would to resolve the concern of providing a turn around. Mr. Bradley discussed the proposed setbacks and Mr. Falciani, Esq. indicated distances would be preserved in the deed. Mr. Lechner advised the Board that this type of situation gets administratively lost because the zoning officer is only reviewing the zoning district requirements and the building department would only review building codes. Nobody would be looking at the deed for restrictions at the time of a building permit. Mr. Lechner strongly recommends a cul-de-sac.

Mr. Bach suggests the Board could consider a "hammerhead" design for the end of Evergreen Avenue and in this case it would be half of a hammerhead to provide an opportunity for K-turns.

Mr. Bradley suggested there may be an opportunity to provide depressed curb with access by a twenty (20) foot wide easement area for vehicles to pull in and back up. Mr. Bach stated it would have to look like a municipal roadway and be at least a 20' x 35' paved area. Mr. Lechner inquired if this is a proposed easement of right-of-way. Mr. Back indicated it would have to be a dedicated right-of-way and variance granted for lot size.

Mr. McKenna, Applicant's engineer stated if it was an access easement and not a right-of-way it would be carried with the deed. Mr. Bach stated a right-of-way would allow the Township to be responsible for maintenance.

Mr. Lechner inquired that he didn't understand why the applicant does not want to install a cul-de-sac. Mr. Bradley stated a cul-de-sac would create two variances and in his opinion would change the character of the area and a hammerhead would solve the problem. Mr. Lechner stated his concern is to get the Township roads up to the Residential Site Improvement Standards (RSIS). In his opinion a cul-de-sac would enhance the character of the areas and any variance would be consider a "C-2" or flexible variance of the Municipal Land Use Law because they would improve land use by providing a turn-around at the end of a long dead-end street. The one new variance is only eight tenths of a foot.

Mr. Kricun stated that he would prefer the Board address Mr. Lechner's concerns without over-burdening the Applicant and inquired if it was a matter of cost because it didn't appear the variances are an obstacle considering the Board planner would be in favor of them. Mr. Bradley stated in is more a factor of the character than cost.

Mr. Bach discussed a forty eight (48) foot right-of-way dimension is required but this isn't the amount that is paved. In other words, from the "redline" on the applicant's plan one would go back sixteen (16) feet for the area paved. The paved bulb is not as big as shown on the applicant's plan and stormwater runoff would be negligible.

Mr. Bach stated the right-of-way could be forty (40) feet, which is agreeable with the applicant; however, Mr. Falciani stated the applicant would prefer to first hear from the public.

With nothing further from the Board, Chairman Owens opened this application to the public.

Brian Wilson: Discussed existing conditions of the roadway and that the public presently are doing K-turns into the driveway of the dwelling across the street from the applicant's property and he is in favor of a cul-de-sac. He is concerned with a hammerhead design if it would be part of the driveway because the residents may park vehicles obstructing the turn-around. He also mentioned there is only one storm drain on the road.

Toni Devarenne: Reiterates everything discussed by Mr. Wilson and is also in favor of the applicant installing a cul-de-sac. She also requests a condition of approval that there new "No Parking" in the cul-de-sac.

Tana McClusky: Concerned with the piecemeal construction of the existing dwelling and the same potential with two new proposed dwellings and potential increased traffic. She stated she has a child that has to walk all the way to the end of the road to pick up the bus.

With no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Bradley stated that he preferred the hammerhead design but the cul-de-sac isn't that much bigger so applicant would agree to install the cul-de-sac.

Mr. McKenna stated pavement is usually forty (40) feet and four foot sidewalk would require a forty eight (48) foot right-of-way and is concerned with existing driveway. Mr. Bach stated in his opinion there are other standards for cul-de-sacs that are approximately thirty (30) feet radius. Mr. Lechner stated he is concerned with the design and that it must meet the necessary requirements for most vehicles including school buses and that all the work would have to be bonded and inspected by the Township engineer.

Mr. McKenna inquired on when the design would be required and it was agreed before the deeds are signed creating the lots.

Chairman Owens opened this application again to the public.

Tana McClusky: Inquired if lighting would be provided in the cul-de-sac.

Mr. Bach stated as a minor subdivision it wouldn't be required and she should inquire on a street light with Township Council.

Chairman Owens inquired if there were any other comments from the Board.

Mrs. Washington stated she also resides on a cul-de-sac street and stated the size should be designed to accommodate most vehicles and would support a street light.

Mr. Dority also stated he was in favor of the applicant providing a cul-de-sac.

Chairman Owens opened this application for a third time to the public and with no one else from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion that would include minor subdivision approval with variances and conditions to 1) deed restrict the lots to ensure twenty (20) feet between dwelling units. 2) construction of a cul-de-sac. 3) design of a cul-de-sac prior to the deeds being signed. 4) recommendation for Township Council to approved an ordinance for "No Parking" in the cul-de-sac, and 5) applicant agrees to comply with the Board professionals' reports.

Mr. Kricun made a motion to approve the minor subdivision with the variances and stated conditions and, seconded by Mr. Guevara.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

#151045M
Silver Lining Investment Group, Inc.
Zoned: R-3

Minor Subdivision
Block: 6401, Lot 4
Create one (1) new lot

Appearing before the Board is Douglas Barker, Esq. attorney for the Applicant and provided the Board with a brief introduction of the application, which is a minor subdivision to create one new lot and there are no variances.

The first witness is Joseph Mancini, PE who was sworn, qualified, and accepted by the Board as an expert. Mr. Bach inquired if Mr. Mancini has reviewed the Board professionals' reports. Mr. Mancini advised he has and the applicant agrees to comply with all recommendations within the reports as a condition of approval.

Mr. Mancini provided a description of the project. Mr. Lechner stated he is concerned with the low area within the proposed new lot. Mr. Mancini acknowledged the low areas but it was his professional opinion that while the lot proposed grading challenges and fill these concerns were not insurmountable from an engineering perspective. Chairman Owens inquired if there were any other comments from the Board.

With nothing from the Board Chairman Owens opened this application to the public and with no one from the public wishing to speak on the application, the public portion was closed.

Mr. Wells provided the Board with direction on a motion that would include minor subdivision approval and compliance with the Board professionals' reports.

Mr. Kricun made a motion to approve the minor subdivision and, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Chairman Owens requested a motion to go into closed session

Mr. Dority made a motion to go into closed session and, seconded by Mrs. Costa.

Roll Call:

Mrs. Costa	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Pinolini	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

CLOSED SESSION

Mr. Kricun made a motion to go into open session and, seconded by Mr. Dority.

Mr. Lechner indicated the closed session was to discuss pending litigation.

Mrs. Costa made a motion to adjourn and, seconded by Mrs. Washington.

Meeting adjourned.

Respectfully Submitted,



Kenneth D. Lechner, PP, AICP
Acting Recording Secretary