

TOWNSHIP OF GLOUCESTER PLANNING BOARD Tuesday, September 14, 2010

Chairmen Palmer called the meeting to order. The Secretary, Mr. Lechner read the commencement statement and all professionals were sworn. **Roll Call:**

Mr. Moffa	Present
Mr. Palmer	Present
Mr. Gerace	Present
Mr. Dunn	Present
Mr. DelDuke	Present
Mrs. Washington	Present
Mr. Acchione	Present
Mrs. Musser	Present
Mr. Vizoco	Absent
Mr. Mercado	Present
Chairman Kricin	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.

Minutes for Memorialization

Mr. Mercado made a motion to approve minutes from June 22, 2010, seconded Mr. DelDuke.

Roll Call:

Mr. Moffa	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Mr. Palmer	Yes

Mr. Dunn made a motion to approve minutes from July 13, 2010, seconded by Mr. DelDuke.

Roll Call:

Mr. Moffa	Yes
Mr. Palmer	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Washington	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes
Chairman Kricin	Yes

Mr. Mercado made a motion to approve minutes from August 10, 2010, seconded by Mr. Dunn.

Roll Call:

Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Washington	Yes
Mrs. Musser	Yes
Mr. Mercado	Yes

Chairman Kricin	Yes
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Resolutions for Memorialization

#101024M Empire Investment Ent.	Block: 8302 Lot: 7 Minor Subdivision
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Mr. Dunn made a motion to approve the resolution, seconded by Mr. DeDuke.

Roll Call:

Mr. Moffa	Yes
Mr. Dunn	Yes
Mr. DeDuke	Yes
Mrs. Musser	Yes
Mrs. Washington	Yes
Mr. Acchione	Yes
Mr. Mercado	Yes
Mr. Palmer	Yes
Chairman Kricin	Yes

**Applications for Review**

#051024RACPPSP Southwinds (Hill Creek, LLC) Zoned: Mingus Run Redevelopment Zone	Preliminary Major Site Plan & Major Subdivision Block: 10801 Lots 6 & 10 Block: 10899 Lots: 2 & 3 493-497 Residential Unit
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Appearing before the Board is Richard Hoff Esq. on behalf of the applicant. Also appearing is Mr. Di Vietro, PP and Andrew Hogg, PE and Deanna Drumm, PTOE were sworn in and qualified as professionals.

Mr. Richard Hoff for applicant gave the Board a brief background on this application. The Applicants first application was denied, after litigation, they come back to the Board with revisions. They will not be asking for variances only waivers.

Mr. Di Vietro goes over all the revision made since the last application before the Board. There was concern about the subsoil condition with the storm water management. They were asked to provide more boring soil borings through all the storm water management basins. They had a drilling rig go down a substantial depth and found that there will not be an impact on the ground water.

Mr. McKenna cut in to give a brief history of this application and the litigation for those members who weren't there for the first application.

Mr. Di Vietro continued that they went through the 50 plus pages of the plans and made several revisions. They clarified with detail the curb radii, traffic circulation, horizontal curbs, garage detail, access to basins, how the windgall works, drainage swells. They also added all sight triangles, parking schedule, club house parking, on street parking to the plans. They noted on the plans in reference to parking confidants and restrictions. Only one public right away throughout the development, all the others will be part of the homeowners association. Drainage calculation data, basin infatuation and storm water design has been updated, resubmitted and incorporated. Perch water table and grading has been

evaluated as a result of the additional boring and incorporated in the storm water management. The retaining wall details will be part of the final construction detail and will be dealt with at final. They haven't had a meeting with the fire marshal but have had some revisions with regards to the plans. With lighting details they have requested a waiver since they have several different types of lighting through the development, but nothing has been added to the plans.

Mr. Di Vietro goes over exhibit A-2 which is the original plan that was before the Board and denied. Next is exhibit A-3 which is the conception plan which was used in the settlement agreement. They have added a loop road and added a larger buffer of the wooded area. Exhibit A-4 which is the revised plan from the settlement agreement and what they presented to the Board. Mr. Di Vietro goes over the different types of housing and how many of each. He also explains where the development could one day connect with the houses on Church Street.

Mr. McKenna asked Mr. Di Vietro to explain where there will never be a connection. Dr. Di Vietro shows the Board using the plans where the connection will never be.

Mr. Di Vietro goes over the difference from one plan to the other. The first change is the 50 foot buffer was increased to 100 foot buffer. The development is broken down into different areas. First is the Senior Housing, Townhomes and then Multi-family flats, the units was lower from 175 to 158 units which is below Zoning density requirement.

Chairman Kricin asked about the affordable housing. Mr. Hoff explained that they have the 96 required and that they will go up to 100 if Council changes the ordinance. A lengthy discussion followed about the amount of affordable housing units.

Mr. Di Vietro presents the Board with exhibits of all the areas of the development. Exhibit A-9 which is a rendering of what the 158 townhomes will look like when done. Exhibit A-10 the senior age restricted units; there are a total of 221 of three to four story units. Exhibit A-11 is a rendering of the townhomes, clubs house and recreational area. Exhibit A-12 shows the multi-family units along county Rt. 706, this is a three story view from across the street of Route 706. Mr. Devetro added that exhibit A-5 & 6 shows the reverse frontage landscaping detail. Exhibit A-8 is a rendering of the entrance coming off the Black Horse Pike which shows all the landscaping and retaining walls. Exhibit A-7 is part of the drawings submitted which shows the different open spaces on the site. The open spaces consist of recreation areas around the clubhouse, two pocket parks with sitting areas, pedestrian walk area and wetland buffers. There are no variances only a few waivers those are in reference to the sign standard.

Mr. Hoff states that there is nothing further for Mr. Di Vietro and would like to move onto Ms. Cummings letter.

Ms. Cumming starts off that she would like on the record the existing NJDOP permits for the waivers are still intact. Mr. Di Vietro replies that they are still intact since they haven't changed anything with the design. If they do change anything in the future they would have to go back and see approval. Ms. Cumming also wants on the record that if require they would apply for an extension of their LOI. Mr. Di Vietro replies that it rather complicated, they will extend it but with the other DEP permits those are valid because the wetlands are not going to be disturbed. Ms. Cummings would like to know what they are going to do for sidewalks and crosswalks should be provided for buildings K & J. Mr. Di Vietro replies that there will be sidewalks along the frontage of the development only on Black Horse Pike. With regards to the crosswalks if the engineer feels more should be added that is no problem with them.

Mr. Hoff explains that the RSIS is one of the waivers they are seeking. Their traffic engineer will explain why they are seeking a waiver.

Ms. Drumm explains that 191 spaces or 1.8 to 2.1 per unit are required per national standards, based on the number of units in the plan. The plan shows that 105 spaces are proposed. Ms. Drumm presents the Board several studies from other senior parking facilities in South Jersey.

Mr. Palmer comments that the studies were done in August and that there weren't any Holidays during the time. What happens when it is a holiday and family comes to visit? Is there going to be enough parking to accommodate? Mr. Hoff replies that with any parking place it's going to be filled during a holiday. There is no way of knowing how many spaces are going to be needed. Mr. Drumm added that the figures were to the standards they use and ITE uses. Chairman Kricin asked if they could add anymore spaces. Mr. Di Vietro replies that they did get the maximum spaces with the design. Mr. McKenna suggests that they differ to final with this issue. The applicant proposes it to be senior housing but if it's not then there will be not be enough spaces at anytime. The Board should go with what the applicant is presenting which is age restricted.

Ms. Cummings continues with her letter and that next item is the applicant's next waiver. Mr. Hogg the waiver request id between 3 intersections. The RSIS standards require a minimum of 150 ft between one intersection to the nearest adjacent intersection. What they have is 60 ft between the intersections. Mr. Hoff states that these intersections are created because of alley ways not regularly traveled roads. Mr. Hogg continues that 2 out of the 3 are created from alley ways. They could take out the alley ways but they feel that they help keep a flow.

Ms. Cumming wants the Board to be aware that they are moving a lot of tree and this may have an effect on the ground water. This may affect the wetlands making them wet. What the applicant has is part of the requirements.

The next item is on Ms. Cummings letter is their waiver of the grade of the embankments. The Township Ordinance states that an embankment greater than 3 ft should not exceed a grade of 5 to one where the design grade of 3 to one is provided on the plan. Mr. Hogg feels that a three to one slope is an appropriate slope for maintenance. The other area with the three to one slope is by the power lines. This was done so there would be minimal disturbance by the power lines. If they went with the five to one they would be disturbing about 20-30 more feet. Since these basins are going to be privately own they feel the access to them is reasonable to get any equipment needed down safely. A short discussion followed on the safety of a three to one slope vs. a five to one slope. This issue is going to be deferred to final to give time the applicant to work with the engineers.

Ms. Cummings doesn't object but feels that the applicant should testify to why some intersections don't comply with the RSIS maximum 5%. Mr. Hogg explains that it's due to the elevation difference with the buildings being three stories in the back and four in the font. To not give them relief on this they would have to move the alley ways back. The slope is 9% it's almost like a handicap ramp which is a slope of 8%. Mr. Palmer is concerned with if there is snow public works has to plow. Mr. Moffa comments that they only plow the main roads.

The next issue is the concern with who takes care of the basins dam. Mr. Hogg states that it's going to be maintained by the homeowners association. Mr. Moffa states he has some concern since he has just got a letter asking public works to help with other basins.

With the next waiver concerning the basins and the water will be differed to final to give the applicants time to work with the engineer.

Ms. Cumming questions why it says the Township of Gloucester is responsible for the drainage system. Mr. Hogg replies that ownership of Southwinds drive is a municipal street so any storm water system on that street is their responsible. Any storm water system on the private street will be the homeowner's responsibility. Mr. Lechner uses the Cobblestone development as an example that their storm drainage

goes into the privately owned lake. The Township owns the storm water infrastructure in the right of way but the applicant provides an easement to allow that public water go into their system along with any sand.

At 10:10 Chairman Kricin calls for a five minute break.

Chairman Kricin explains to the public that the testimony has to continue so that when the public does speak they can comment on all the issues. With the meeting ending at 11 there is a chance that the public won't get to speak this evening and thanks them for their patience.

The applicant asks for waiver concerning landscaping on tree spacing. Mr. Vietro explains that the ordinance requires shade tree plantings along the streets with 40 ft centers. The rendering show the tree shading and it would be congested with 40ft spacing where the townhouses are. They would like 60ft spacing in that area to enhance the design of that area. Mr. Lechner comments that with past applications, if the area called for 100 trees and they wanted to put 80 in that one area then the remaining 20 go somewhere else on the property. The applicant agrees.

The next waiver the applicant is seeking has to do with the lighting. Mr. Hogg explains that's there are several different kinds of lights used. The Black Horse Pike Erial Rd has the light like Walgreens does. Internally they are using the standard shoebox lighting and then the townhouse area they have a decorate acorn lighting. The waiver is because they wanted to use a 150 watt instead of 75 watt. They applicants will provide the missing plan for the lighting and will be approved upon condition that the Towns professionals agree.

Mr. Lechner explains that he just amended his older report. Some of the lot lines are not radial. Mr. Hogg explains that the lot lines are all radial to the building. Mr. Lechner explains that they would need to be a waiver. Mr. Lechner just wanted to make sure that the 100 ft buffer stays a permanent buffer. The applicant agrees. Also wants to make sure that the street edge is always maintained in the privately owned area. Mr. McKenna states that the homeowner association will take care of that.

The next item is that there isn't enough lighting within the parking of the condominiums and townhouse section which need proper coverage. The applicant agrees and will update the plan.

A lengthy discussion followed in regards to recreational contribution. Mr. McKenna asks that he is given time to review Jackson Law.

Mr. Palmer makes a motion to table this application until the October 12 meeting, seconded by Mrs. Musser.

Roll Call:

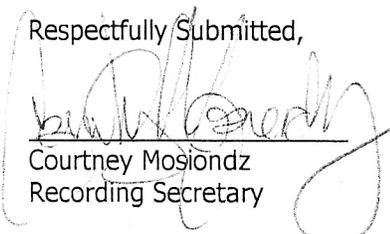
Mr. Moffa	Yes
Mr. Dunn	Yes
Mr. DelDuke	Yes
Mrs. Musser	Yes
Mrs. Washington	Yes
Mr. Acchione	Yes
Mr. Mercado	Yes
Mr. Palmer	Yes
Chairman Kricin	Yes

September 14, 2010

Mr. McKenna lets the public know that this is their notification. He also gives an update on the Valleybrook Appeal.

Meeting Adjourned

Respectfully Submitted,



Courtney Mosiondz  
Recording Secretary