

TOWNSHIP OF GLOUCESTER PLANNING BOARD Tuesday, October 12, 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.

Chairman Kricin seated Mr. Gerace for Mr. Vizoco.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

#101039PSPF GTMUA	Block: 2401 Lot: 3 Preliminary & Final
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Mr. Palmer made a motion to approve the resolution, seconded by Mr. DelDuke.

Roll Call:

Mr. Moffa	Yes
Mr. DelDuke	Yes
Mr. Palmer	Yes

Applications for Review

#051024RACPPSP Southwinds (Hill Creek, LLC)	Preliminary Major Site Plan & Major Subdivision Plan Block: 10801 Lots: 6 & 10 Block: 10899 Lots: 2 & 3
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Chairman Kricin explain that is a continuation from September 14 meeting and gave a brief summary of that meeting and where they left off.

Mr. McKenna briefly explains that this applicant is back in front of Board as a new applicant and believes that everything should be able to be worked out. He also noted that things might change between tonight and the next meeting.

Appearing before the Board is Richard Hoff Esq. on behalf of the applicant. Also appearing is Mr. Devetro, PP and Andrew Hogg, PE both were sworn in and qualified as professionals.

Mr. Hoff stated that everything has been covered from the last meeting and that they would like to open it up to the public. The only thing that was left was the recreation and they are going to deal with it administratively.

Mr. Palmer stated that they weren't done with the planner's letter and would like to continue with the remainder of the letter.

Mr. Lechner goes over each item on his letter and what was meant by them.

The intent was always to extend the road to the catering hall and surrounding properties. However, they are not sure where the Township is as far the properties being developed. When they do know, at that time they will put in the loop road.

Mr. McKenna explains that it is something that can be done as a condition.

Mr. Lechner questions the trail and Mr. Hoff would like to deal with that with the next meeting since it has to do with the recreation. Lechner also state that a trail might already exist.

Mr. Hoff states that with regards to the sidewalks along the Black Horse Pike that isn't something that they would do since they don't control the right away.

Mr. Lechner stated that this is supposed to be a way to link the old with the new and give pedestrian access.

Mr. Devetro stated that due to the physical conditions they cannot do it. They will be doing sidewalks up until the drug store linking then. One can only hope that once the other properties are building up they would connect to where they left off.

Mr. Palmer asks if the right away has been established. Mr. Devetro said that they never had it survey however they have walked it and it's not possible without claiming the right away.

Chairman Kricin opens this application up to the public before the Board since this is a continuation application and the public has waited all thru the last meeting and this one to speak.

Theo Palumbo-wanted to know about the 100ft buffer and there was talk of the easement. Mr. McKenna state that the easement is there so no one could touch the trees that are there for screening. The easement is only there for preservation and could not be touched.

Paul Sandrock- was there to represent the Blehiem District. He questioned a memo that has no response. Mr. McKenna stated that the Board refers to the approval of the Fire District. He would also like to add the concern with the amount of water and fire suppression. Since the water comes from Aqua he does have some concerns with that water company. Mr. McKenna wants to make sure that the applicants will work with both Fire Districts to meet their approval.

Amy Palmer- had a question regarding the traffic and how congested it already is how they are going to deal with it. Mr. McKenna responded that off site traffic can't be part of the approval it is the Township who should be fixing roads. Mr. Hoff explains that the roads aren't Gloucester Townships, they are Camden County and they will deal with them. Ms. Palmer next question has to do with the economy and if they can't rent the spaces and be left with another abandoned site. There are a lot of other home that are sitting empty what kind of guarantee does the applicant have for filling them and do they have a marketing program. Mr. McKenna states that the Board can't make people buy houses but they ??????

Gary Smith- resident and Chief of Fire District 3. He has concerns about the parking issues and the concern with getting fire apparatus where it needs to be. There are day to day calls for investigation not just for fire suppression. He would like the problem with the parking issues on the record.

Mr. Dunn asks if his office get to review the plans because he feels that they are a huge park of the approval of the plans.

Mr. Hoff just wanted the Board to know that they did provide plans to the Districts and the fire safety was park of the original plans that the board has problems with. With the new plans they tried to revise many of the concerns from the original design.

Mr. Dunn has a concerns with is in the reports of Ms. Cumming about the fire comments made.

Mr. Hoff explains that's it was something that was review and corrected.

Ms. Cumming explains that the applicant reminded her that she is not the emergency management and that it is not within her field.

Chairman Kricin stated that this fire issues will be worked out with the Fire Districts and the Board will be satisfied with whatever they worked out.

Chief Smith-Just wants on the record that they didn't get all the plans that should have been there and gave his contact information.

With no one else from the public wishing to speak the public portion was closed. Chairman Kricin opened the application up to the Board.

Mr. Gerace wanted to know about the 12ft differential from the property and the BHP what are they going to do for ice melt and refreezing. Mr. Hogg replies that everything meets the standard and a vehicle should be able to stop with the help of Township salting. The slope of the road is 5% it won't look like ski slope; it will be less than a handicap ramp.

Mr. Palmer wants the public to know that council has a redevelopment agreement with the developer which outline a lot of thing that they are bound by. With the application and the package information there is mention of a pilot. The Pilot has to do with taxes and money going to the Township and nothing to school board. The amount of units being build and the amount of children that could be going to school in this town, wouldn't be paying toward schooling. If a pilot is granted that money won't go to the schools, placing a heavier burden on tax payers. Mr. Palmer wants to know if a pilot is being sought. Mr. Hoff isn't sure what he is looking at and he can't speak yes or no if they are going to go for a pilot. Mr. Palmer feel this is very much a concern that council should really look at and isn't something he would recommend.

Mr. Dunn has some concerns with how can they say for sure it's going to be 55 older but what if they don't sell. He also concern with grading and the waivers. Want to know why they can't meet the requirements. Mr. Hogg replies that it presents some natural terrain and to comply with the plans they would have to do higher retain walls. They are agreed to revisit the issues.

Mr. McKenna explains that over time the homeowners will have to pick up the tab to take care of the higher retaining walls over time.

Mr. Dunn also inquired about on street parking. The applicant replied that the main road will have parking on the one side. Also is there going to be visitor parking.

Mr. DeIDuke wants to know if the aqua service is having trouble with the water throughout the town. This is a concern that should be brought to council. He is also concerned with the reports and having an engineer change the report. This should be something that should be brought in front of the board so they are notified that something has been change or omitted from the report.

Chairman Kricin wanted to just say that the fire safety is huge concern with the board and understand that they will be meeting with the Fire District. Also just wants them to know they might want to try and get the wetland issue resolved.

Mrs. Musser would like clarification on the sidewalks and right away at the bottom of the drop. Mr. Devetro explains that there will be sidewalks from Walgreens along the frontage of their property and also on the Blenheim side.

With nothing further from the Board the application was tabled to the meeting of November 9, 2010 and this is also public notice of the meeting.

Mr. Palmer made a motion to table the application to November 9, 2010, seconded by Mrs. Musser.

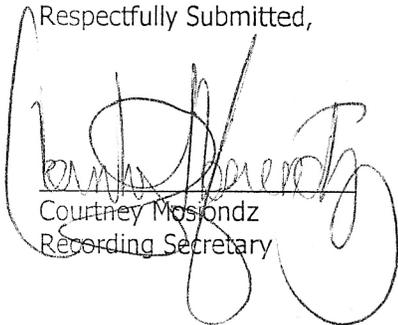
Roll Call:

Mr. DeIDuke	Yes
Mr. Dunn	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Palmer	Yes
Mr. Gerace	Yes
Chairman Kricin	Yes

Mr. Lechner wanted the Board to know that the Getty Station has provided reports and they are in the office if anyone wanted to read them.

Meeting Adjourned

Respectfully Submitted,



Courtney Mosondz
Recording Secretary