

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD

Tuesday – October 13, 2015

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Vice Chairman Costa called the meeting to order. The Secretary, Mr. Lechner read the commencement statement.

**Roll Call:**

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

Also present is Richard Wells, Esq., Wayne Roorda Jr., PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner.

Mr. Jones made a motion to amend the agenda to add a closed session, seconded by Mr. Mercado.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes

Mr. Mercado made a motion to go into Closed Session, seconded by Mr. Jones.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes

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## CLOSED SESSION

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Vice Chairman Costa called the regular meeting back to order.

### Minutes for Memorialization

Minutes from May 12, 2015.

Mr. Mercado made a motion to approve the minutes from May 12, 2015, seconded by Mrs. Washington.

**Roll Call:**

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes

### Resolutions for Memorialization

#151047M	Minor Site Plan
Wawa, Inc.	Block: 13102, Lot 2

#151051M	Minor Site Plan
Wawa, Inc.	Block: 18320, Lot 1

Mrs. Washington made a motion to approve both resolutions, seconded by Mr. Dority.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mrs. Washington	Yes

Applications for Review

**#151017RDCPFS#1**  
**Paltie Properties, LLC**  
**Zoned: BP Overlay**

**Preliminary & Final Major Site Plan**  
**Block: 301, Lots: 2, 4 & 7**  
**Three (3) flex buildings**

Appearing before the Board is John Wade, Esq., attorney for the applicant. Mr. Wade provided an introduction to the application which is to construct three "flex" style buildings. He also provided the Board with information regarding previous approvals from the Township Council as the Redevelopment Entity and a Memorandum of Redevelopment Agreement. He indicated the various reports provided in support of the Application including a Traffic Impact Assessment, Environmental Impact Statement, and Stormwater Management Report

Mr. Dority was seated for Mr. Owens.

Mr. Wade introduced the applicant's experts including Alan Ippolito, PE and Michael Brown, PE both of Consulting Engineer Services (CES) and Morris Starkman, Managing Member who were sworn, qualified, and accepted by the Board as experts.

Richard Wells, Esq. sworn in the Board professionals, Wayne Roorda Jr, PE, CME, of Bach Associates, PC, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Mr. Ippolito described the project location on Lower Landing Road and the proposed "flex" type building where Lot 4 and Lot 7 would allow for a certain number of tenant spaces and associated parking that meets the Land Development Ordinance (LDO) requirements.

The Applicant entered Exhibit A-1 – Color Rendering of the site plan and identified the access to Lot 7 is lined-up with Meadow Run Drive. Mr. Wade described the variances associated with the proposed project including for Tract Area, Lot Size, Lot Depth, Front Yard, Buffer, and Parking Setback.

The Applicant entered Exhibit A-2 – A color architectural rendering of the building showing the front elevation.

The Applicant entered Exhibit A-3 – A color Architectural rendering of the building showing the rear elevation, which is the location of access to the buildings.

Mr. Starkman described his existing business at 110 Harmon Drive, which is a similar building that provides tenant spaces for an HVAC contractor, marble company, import/export business, etc. He further described a larger complex on Lower Landing Road that caters to larger businesses starting at 4,000 square feet.

Mr. Starkman stated his existing facilities are full and needs more space for new tenants that start out at smaller square footages than at the larger complex. Mr. Wade inquired and Mr. Starkman agrees with all the terms of the Redevelopment Agreement from Township Council, which includes construction of the buildings within two years. Mr. Wade requested the Board include the Redevelopment Agreement and Township Council Resolution as part of the Applicant's record.

Mr. Brown addressed the comments in the Board engineer's review letter regarding the inconsistency with the size of buildings, which are now reduced from what is listed in the report; design vehicles, and no elevated loading areas. He indicated that retail and office uses, which would also be permitted in the zone would generate more traffic.

Mr. Wade and Mr. Ippolito addressed the Board engineer's report indicating the Environmental Impact Statement was submitted and they have discussed the project with Kevin Becicca, PE, Camden County Engineer and that the applicant agrees with all her comments regarding performance and design standards and to provide a minimal amount of lighting. Mr. Ippolito also stated that the stormwater would be discharged into a drainage inlet in the Camden County right-of-way at the same rate.

Mr. Brown summarized the Traffic Impact Assessment.

Mr. Dority inquired on the trash generation and Mr. Ippolito described the location on the site plan for the trash enclosures. Mr. Starkman described the recyclables are mostly cardboard and office trash. The contractor's trash is managed on the job site and not at this proposed business location.

Mr. Dintino inquired on the HVAC and whether or not the buildings would require sprinklers.

The Applicant addressed The Board Planner's report and agreed to comply with all comments.

Mr. Lechner inquired on the capacity of the trash enclosures and for the applicant to ensure the enclosures are appropriately sized for the prospective business needs to avoid dumpsters being located in parking spaces. Mr. Lechner also agrees to maintain shallow swales in the front yard to avoid fencing so there is a landscaped and attractive streetscape.

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

Barbara Menna: Concerned with noise, effect on her property value, and truck deliveries.

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 to approve or deny the application based on satisfaction of the Applicant's testimony, compliance with Board's professionals reports, and applicant's satisfaction of the positive and negative criteria for the requested variances.

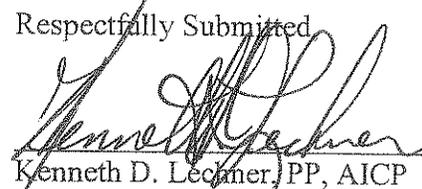
Mr. Jones made a motion to approve and, seconded by Mrs. Washington.

**Roll Call:**

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Guevara	Yes
Mr. Jones	Yes
Councilman Mercado	Yes
Mrs. Washington	Yes
Vice Chairman Costa	Yes

Meeting adjourned.

Respectfully Submitted



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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary