

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, October 25, 2011

Chairmen Kricum called the meeting to order. The Secretary, Mr. Lechner, read the commencement statement, and all professionals were sworn in.

Roll Call:

Mr. DelDuke	Absent
Mr. Dunn	Present
Mr. Guevara	Absent
Mr. Jones	Absent
Mr. Mercado	Absent
Mr. Moffa	Absent
Mrs. Musser	Absent
Mr. Pillo	Present
Mrs. Washington	Present
Chairman Kricum	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. Dunn made a motion to approve minutes from August 23, 2011, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Chairman Kricum	Yes

Mr. Dunn made a motion to approve minutes from August 9, 2011, seconded by Mr. Pillo.

Roll Call:

Mr. Dunn	Yes
Mr. Pillo	Yes
Chairman Kricum	Yes

Mr. Pillo made a motion to approve minutes from December 14, 2011, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Resolutions for Memorialization

#111030MSP Texas Roadhouse	Minor Site Plan Block: 18501 Lot: 13
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Mr. Dunn made a motion to approve the resolution, seconded by Mr. Pillo.

Roll Call:

Mr. Dunn	Yes
Mr. Pillo	Yes
Chairman Kricum	Yes

Applications for Review

#111045CM New Cingular Wireless (AT&T) PCS, LLC	Minor Site Plan/ Bulk C Block: 13103 Lot: 33
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Appearing before the Board was Judith A. Fairweather, Esq.

Ms. Fairweather asked that this application be tabled due to issues with the property owner.

The application is table to the December 13, 2011 meeting. No further notice required.

#111038CM John A. Keller	Minor Subdivision/Bulk C Variance Block: 18203 Lot: 8
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Appearing before the Board was the applicant John Keller. Also appearing was the planner Addison Bradley and Bruce McKenna, PE, PLS, PP. They were sworn and qualified as professionals.

Mr. Bruce McKenna explained to the board that this is a 3 lot minor subdivision even though it is on the R1 Zone. They are asking for variance for lot area for the new lot 8.02. The lot will be about 0.83 acres rather than one acre. The property fronts on Wyemill and Erial New Brooklyn Road, which are improved roadways. The reason for the variance is they would like to use a septic system on the lots rather than tie into the sewer. The basis for this is the way the ground drops off in grade from Wyemill Drive. The plan, depending upon approval, is to develop grading plans for the lots. There will be a walk out basement and drive way access onto Wyemill drive. If available, they will use a septic pump system, and they will also work with GT MUA to utilize a grinder pump system. The only issue is how to tie into the system. Across the street, there are already three (3) grinder pump systems that are tied into the man hole. Chairman Kricum asked if their approval is

depending on the Board letting them use septic. Mr. Lechner responded that this is an independent matter with respect of whether or not they are able to do it; there is a variance. If they have septic, there is a zoning ordinance that states the property has to be at least one acre.

Chairman Kricum asked Mr. Mike McKenna if he should excuse himself from this matter since he is the executive director of the CC MUA, and his company would lose money if they go ahead with a septic system. Mr. Mike McKenna replied that it depends on the Board. However, he does not foresee a problem since he is not on a commission fee. Mr. Pillo added that he a member of the GT MUA.

Mr. Bruce McKenna interjected that they would be willing to tie into the sewer system. Mr. Lechner clarified that they no longer need a variance for the size of the property and a septic system. There is still a variance for the lot size. Mr. Mike McKenna went over a letter from the GT MUA that sewer is not available, and if they cannot get the properties to tie into the sewer system, then they have to back in front of the Board. Mr. Bradley replied that he talked to Ray Carr, and he said that they could go either way.

Mr. Bruce McKenna said that the next topic to discuss was the storm weather management. The first issue to point out is that it is a minor subdivision. There are no requirements for storm water management; RSIS does not specifically discuss in a minor subdivision and only discusses the impervious coverage. Chairman asked Ms. Commins what her opinion is on it. Ms. Commins recommended that they do something with the storm water management only because it looks like the site tends to drain toward Erial New Brooklyn Road, and it would help to prevent water from running off into neighboring properties. Mr. Bruce McKenna replied that it is something they will look into, possibly a dry well. Ms. Commins added that a basin is not recommended with the creation of the two new lots. Mr. Dunn added that he agreed with Ms. Commins.

Mr. Bradley explains to the board that when Wye Oaks was built the put in a fence and pine trees. They would like to take the fence out and then put in trees that are higher up to walk under. Also, to possibly take a few tree out to put in a driveway. There are currently sidewalks. He then showed the Board, using an exhibit, where the lots are and that the surrounding area lots are smaller. The lots that they are proposing are going to be substantially bigger. There will be no negative impact only positive improvement to the area. Mr. Keller lives in the area and talked to the people living in the surrounding lots. Everyone he talked to feels that it will be an improvement. Chairman Kricum asked if they accepted all the planners' comments. Mr. Bradley replies that they do.

Mr. Dunn referred to the Birdsall report, dated September, to find out about the soil, and he would like to know if for some reason they cannot tie into the sewer, if they would then have to have the test done. Mr. Mike McKenna stated that if they cannot tie into the sewer, then they would have to come back in front of the Board. Their approval is that they are going to tie into the sewer.

Ms. Commins asked if the existing lots are serviced by a septic system and if they are willing to locate it on the plan. Mr. Bradley answered that they will put them on the plans. Finally, Ms. Commins asked if there is sewer already in Wye Oaks. Mr. Bradley replied that there is, and through the use of an exhibit, he showed where the man holes are.

Mr. Lechner said he needs to figure out how he will administratively enforce the storm water management comments in the case that Mr. Keller sells the lots. Mr. Bradley replied that they will put a reference of condition of approval in the deed. The other condition Mr. Lechner would like in the resolution is a letter from the GT MUA, saying that they have approved the grinder system. Mr. Bradley replied that is not a problem; they will forward a letter to Mr. Lechner. Mr. Mike

McKenna asked if this is something that serves both lots. Mr. Lechner replied that they each have their own lot.

With nothing further from the Board, this application was opened to the public. With no one from the public wishing to speak, the public portion was closed.

Chairman Kricum summarized that the Board motions to approve a subdivision with the conditions of a variance for the lot size, an agreement with all the planners' reports which included a storm water management plan, and a letter from GT MUA which is to be sent to Mr. Lechner.

Mr. McKenna stated the conditions of approval are the following:

- 1.) Public tie into the sewer
- 2.) Individual lot grade
- 3.) Septic system on lot will be located on plan
- 4.) A reference as the condition of approval shall be recorded in the deed
- 5.) A letter from the GT MUA approving the grinder system

Mr. Dunn made a motion to approve the application with the conditions list above, seconded by Mrs. Musser.

Roll Call:

Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

New Cingular Wireless PCS, LLC (AT&T)	Minor Site Plan/ Bulk C Block: 15302 Lot: 33
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Appearing before the Board was Judith A. Fairweather, Esq. for the applicant.

Ms. Fairweather explained that they are updating all their sites across the United States to a 4G network. They are adding three (3) antennas and a cabinet. The antennas they have now are at 132 ft., and the new ones will be at 136 ft. There are no propagation maps. They are asking for a site plan waiver, so they do not have to do a survey. Everything is staying the same including the maintenance.

Mr. Lechner explained that they will also need a front yard set back and would need a variance for that. Mr. Lechner had no objection since everything being done is on an existing site. They did have a similar variance, and the applicant did a sketch plan that the professional could review and asked the same of this application. Ms. Fairweather replied that is fine and will comply.

Ms. Commins asked if they will be removing the 3G antennas. Ms. Fairweather explained that they will remain, and the 4G antennas will be an addition to them.

Mr. McKenna asked if they have received a structural analysis. Ms. Commins informed Mr. McKenna that they have received one, and everything is good. Ms. Commins also added that they have received a radio frequency report which is also good.

Chairman Kricum opened the application up to the public. With no one from the public wishing to speak, the public portion was closed.

Chairman Kricum reviewed that the motion for approval is for a minor site plan waiver, a variance for the set back, and a sketch plan.

Mr. Pillo made a motion to approve the plan with the conditions mentioned above, seconded by Mrs. Washington.

Roll Call:

Mr. Dunn	Yes
Mrs. Musser	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricum	Yes

Mr. Lechner would like to poll the Board members about a special meeting on November 16, 2011 at 7:30 p.m. for Gloucester 42. A short discussion will follow which is about the cause for them having a special meeting. Chairman Kricum asked for a quorum that they will be having a special meeting. The meetings of November 8th & 22nd will be canceled. Mr. McKenna suggested that Mr. Lechner inform the Gloucester 42 people that they might have a small Board. Mr. Lechner will be in touch if the meeting will be November 16th.

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz
Recording Secretary