

TOWNSHIP OF GLOUCESTER PLANNING BOARD Tuesday, November 9, 2010

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

Mr. DelDuke	Present
Mr. Dunn	Present
Mr. Gerace	Present
Mr. Mercado	Present
Mr. Moffa	Present
Mrs. Musser	Present
Mr. Palmer	Present
Mr. Pillo	Present
Mr. Vizoco	Absent
Mrs. Washington	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.

Michael McKenna, Esq. swears new member Joseph Pillo.

Chairmen Kricin informs the public that the Southwinds Application is postponed to December 14, 2010. This is also notice to the public.

Chairman Kricin seated Mr. Pillo for Mr. Vizoco.

Minutes for Memorialization

No minutes for Memorialization

Resolutions for Memorialization

No minutes for Memorialization

Applications for Review

Ordinance O-03-03 Land Development Ordinance	Amending Ordinance Regarding Performance Guarantees
---	--

Mr. Lechner explains that with the leadership of the Mayor they have been looking at different areas of the land development ordinance to become more business friendly, more transparent and to expedite the planning process. As of right now they have performance guarantee for site improvements for all types, residential and nonresident. What this amendment does is removes the obligation from non residential to post a performance guarantee. The protection the twp has is that they won't issue a certificate of occupancy until they do the site improvements. There is an exception for landscaping on, residential and non residential, project should be required to be bonded. A lengthy discussion followed. As a result the Board made a suggestion to add wording for more clarification. Mr. Moffa made a motion for Mr. Lechner to send a council a letter with the recommendations, seconded by Mr. Pillo.

Roll Call:

Mr. DelDuke	No
Mr. Dunn	No
Mr. Mercado	Yes

Mr. Moffa	Yes
Mrs. Musser	No
Mr. Palmer	No
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricin	Yes

Ordinance O-14-44 Interchange Redevelopment Plan	Recommendation Regarding Ordinance Amending Redevelopment Plan
---	---

Appearing before the Board is Howard Geneslaw, Esq. representing Gloucester Forty-Two Associates.

Mr. Geneslaw gave a brief history on the Interchange Redevelopment Plan. This revised redevelopment plan will bring tax and jobs into the town. Another thing that was changed is the number of permitted uses for businesses development.

Mr. McKenna clarifies that if this amended redevelopment plan and corresponding ordinance isn't approved then the previous one will remain in effect.

Mr. Lechner tells the board how they met to review previous and proposed redevelopment plan/ordinance. They have met since and several revisions have been made to the proposed amended redevelopment plan.

Mrs. Musser inquires about why they don't have the public input with the revisions and just pick up where the one in place left off. Mr. Geneslaw explains that there are several reasons. One, is that sometime has passed condition are different so they can't just pick up where they left off. Second, has to do with the economy and the shape that it is on today. This will bring business to the Town, which means jobs for people. There will ultimately be a hearing at council where the public may speak. Mr. Palmer also agrees that this is something that should involve the public. Mr. Palmer also has a few issues with the usages for this development area.

A lengthy discussion followed with the concerns of the ordinance. After several straw votes and discussions the Board moved their recommendations for council.

Mr. Moffa made a motion for Mr. Lechner to send a letter to Council with the Board's Recommendations, seconded by Mr. Mercado.

Roll Call:

Mr. DelDuke	No
Mr. Dunn	No
Mr. Mercado	Yes
Mr. Moffa	Yes
Mrs. Musser	No
Mr. Palmer	No
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricin	Yes

#101060M Jeffrey Jennett	Minor Subdivision/ SFD Block: 6102 Lot: 5 403 Oak Ave-Blenheim
-----------------------------	--

Appearing before the Board is the applicant Jeffrey Jennett who was sworn in.

Mr. Jennett explains that this property has been in his family for years and just came into his passion about a year ago. It is a corner lot that sits on Oak Ave and Cummings Ave. The property has 113 feet frontage on Oak Ave. and 193 feet along Cummings Ave. Mr. Jennett proposed use is residential and is to subdivide one lot out of the existing property. The new lot frontage, Cummings Ave., would be 83 ft. wide and 113 ft. deep or approximately 9,400 square feet. The existing property would then be 110 ft. wide and 113 ft. deep.

Chairman Kricin asks if there are any variances for this subdivision.

Mr. Lechner explains the variance requires lots 5.01 and 5.02 to have 125 ft. depth. The proposed plan is 110 ft. for lot 5.01 and 113.14 ft. for lot 5.02. Mr. Lechner has no objection to these variances.

Ms. Cummings asks if there will be a contribution towards the sidewalk fund.

Mr. McKenna apologies for his short absence and sworn in Mr. Jennett. Mr. Jennett states that all his testify before this point was true.

Mr. Jennett will be more than happy to either put in a sidewalk or donate to the sidewalk fund. His goal is not to build for another 2-3 years.

Mr. Lechner asks Mr. Jennett if he feel the lots are consistent with the lot size of the neighborhood. Mr. Jennett replies that they are bigger than some of the lots of the neighborhood. It falls in the middle of the lots of the neighborhood.

Mr. McKenna asks if there are any other lots surrounding the current that might be able to be obtained to make the lots compliable. Mr. Jennett answer there is none.

Mr. Lechner states that there are some lots in the neighboring area that are about the size the lots would be.

With no further questions from the Board, Chairman Kricin opens this application up to the public.

Megan Ritz- Mrs. Ritz lives next to the property on Oak Ave. She is upset that when built it will be like having a house in her backyard. She is also concerned that there are a few homes for sale around the neighborhood already and doesn't think another house should be added.

Victoria St. Mire- Ms. St. Mire against the house being subdivided. She also has a letter from the Burke who is also against the house being built. There are several houses that are empty and run down. With the economy the way it is today adding another house with several empty shouldn't be. Ms. St. Mire states there is already a lot that was subdivided and the new lot was never finished. She also feels the neighborhood is good the way it is and doesn't think the subdivision should be allowed. Also, the house was rented for awhile and is now up for sale.

With nothing further from the public, the public portion was closed.

Mr. Moffa made a motion to approve the application, seconded by Mr. Palmer.

Roll Call:

Mr. DelDuke	No
Mr. Dunn	No
Mr. Mercado	Yes

Mr. Moffa	Yes
Mrs. Musser	No
Mr. Palmer	No
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricin	Yes

#092073D LaVigina, Inc.	Interpretation/Site Plan Waiver Block: 14807 Lot: 6 Location: 2375 Sicklerville Rd. Ground Mount Solar Array
----------------------------	---

Appearing before the Board is Dennis Riley, Esq. for the applicant. Also before the Board is Peter Lazaropoulos, PE; Nicola Abate- Owner; Gene Martinez- Landscape Contractor; Charles Karalas- Light & Solar Engineer; Tom Gillis- architect was sworn and qualified as experts.

Mr. Riley explains that the owner of the restaurant is trying to produce their own energy. After appearing before the Zoning Board they ruled this application to be an accessory use. This application was put together rather fast due it being a time sensitive use. Mr. Riley proceeds to explain using an aerial shot of the land that there is the parking lot for the facility and behind that is an area of tree where the solar array will be. Behind the tree is all open land and beyond that is the expressway. The land looks like it use to be some sort of warehouse so the vegetation is just about non- existing. The situation they have is they have to have 5% of this up and running by December 31 of this year to receive a federal grant. This grant is to encourage small businesses to go green.

Mr. Abate informs the Board of what the restaurant is now using for electric for the year. He also gives testimony on his property and the area where the solar arrays will be.

A short discussion followed as to the time frame the photos of the property were taken.

Mr. Riley explains that they are seeking a waiver of the site plan.

Mr. McKenna suggest that they limit their site plan waiver to just the one array so they can meet the 5%. Once the professionals have the time to go out and look at the area better they proceed about the site plan waiver for the rest if needed. The applicant and Board professionals agree.

Ms. Cumming tells the applicants some of questions, from her letter, so that they can be prepared when they come back in front of the Board.

Mr. Lechner informs them that anything cleared over 5,000 sq. ft. is a major site plan. Also, a heads up that the height of the solar panels and the landscape coverage isn't going to cover it.

Mr. Palmer asks if they are just going to be building the one array or is it going to be up and running. If it's up and running won't there be more clearing of trees needed? It's clarified that they do have to have it up and running but what it will take to do so won't need more clearing. They will build array one and not disturb more than 5,000 sq. ft.

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

Mrs. Moffa made a motion to approve array one only, seconded by Mr. Palmer.

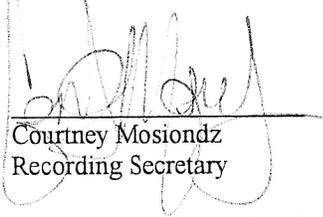
Roll Call:

Mr. DelDuke	Yes
Mr. Dunn	Yes

Mr. Mercado	Yes
Mr. Moffa	Yes
Mrs. Musser	Yes
Mr. Palmer	Yes
Mr. Pillo	Yes
Mrs. Washington	Yes
Chairman Kricin	Yes

Meeting Adjourned

Respectfully Submitted



Courtney Mosiondz
Recording Secretary