

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday, November 26, 2013

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

Roll Call:

Ms. Costa	Absent
Mr. Guevara	Present
Mr. Jones	Present
Mr. Mercado	Present
Mr. Moffa	Absent
Mr. Owens	Present
Mr. Pearce	Present
Ms. Shinn	Present
Ms. Washington	Present
Chairman Kricum	Present

Also present is Edward Brennan, Esq. who swore in the Board professionals, Steven Bach, PE, CME, Board engineer and Kenneth D. Lechner, PP, AICP, Board Planner and both were qualified as experts.

Chairman Kricum seated Ms. Shinn for Mr. Moffa.

Minutes for Memorialization

A motion was made and seconded to approve October 22, 2013 minutes.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Ms. Shinn	Yes
Ms. Washington	Yes
Vice Chairman Pearce	Yes

Resolutions for Memorialization

Ronald Aaronson #131038CM	Minor Subdivision/Bulk C Block: 2103 Lots: 13, 14 & 15
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A motion was made and seconded to approve the resolution.

All were in favor.

C Keys, LLC #111048PMFMSPA#3	Major Site Plan-Amended Block: 18501 Lot: 12
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A motion was made and seconded to approve the resolution.

All were in favor.

Applications for Review

#131041CM Lena DiMartino	Minor Subdivision/Bulk C Block: 1306 Lots: 11 & 12
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Appearing before the board was John Wade, Esq. representing the applicant Lena DiMartino. Also appearing before the board was Addison Bradley, PP was sworn and qualified as a professional.

Mr. Wade explained that this is a corner property in Glendora. They plan is to reconfigure the lot to lots 11 and 12. Lot 11 will have an existing dwelling therefore they will need a variance. The variance will be for the side lot from 10 to 8.23.

Mr. Bradley again explained why the variance was need, like Mr. wade had previously explained. Also, they are in agreement with the planner's letter. The wetland flood map doesn't show any wetlands and will provide a letter stating so. With Mr. Bach's letter they asked that the grading plan be completed once a building permit is filed. Mr. Lechner inquired about the utilities lines that cross the lots. They have let it go in the past, however, there have been easements done. Mr. Bradley replied that they do not wish to do an easement. Mr. Bach added that would be

fine all the utility company has to do is come out and put a line to the house.

Mr. Lechner has no object to variance for the 8.3ft vs. 10ft. Mr. Bradley added that this situation to other lots in the area. There are properties, similar to this one, were approved by the Board in the past. The existing dwelling will be on the smaller lot and the new one will be one the full size lot. There is proper separation that they have the 20 sq. ft. except it is 8 and 12. Mr. Lechner asked that be in the deed.

With nothing further from the board the application was open to the public. With no one more the public wishing to speak the public portion was closed.

Mr. Owens made a motion to approve the application, seconded by Mr. Jones.

Roll Call:

Mr. Guevara	Yes
Mr. Jones	Yes
Mr. Mercado	Yes
Mr. Owens	Yes
Mr. Pearce	Yes
Ms. Shinn	Yes
Mr. Washington	Yes
Chairman Kricum	Yes

Meeting Adjourned

Respectfully Submitted,

Courtney Mosiondz

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Recording Secretary