TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday, December 14, 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	Absent
Mr. Mercado	Present
Mr. Moffa	Present
Mrs. Musser	Present
Mr. Palmer	Present
Mr. Pillo	Present
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.

Mr. Pillo was seated for Mr. Vizoco who has resigned from the Board.

Minutes for Memorialization

Mrs. Musser made a motion to approve the minutes from October 12, 2010, seconded by Mr. Pillo.

Roll Call:

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

Resolutions for Memorialization

#101064SPW **LaVigna, INC.**	**Partial Site Plan Waiver** **Block: 14807 Lot: 6**

Mr. Mercado made a motion approve the resolution, seconded by Mr. Palmer.

Roll Call:

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

Applications for Review

US Army **Courtesy Review**	**Site Plan/Courtesy Review** **Location: NW Corner of Salina & Woodbury/Turnersville Rd. Lakeland**

No representatives were present.

#101068M **LaVigna, INC.**	**Minor Site Plan** **Block: 14807 Lot: 6**

Mr. Dunn excused himself from this application.

Appearing before the Board is Mr. Dennis L. Riley, ESQ. representing the applicant.

Mr. Riley resented the Board with a packet. Mr. Riley states that they are in agreement with all the engineers' comments except for one. There are two renderings, exhibits A & B. Exhibit C is a picture of the lake and the area around it and exhibit D letter from All Green Turf Mgt. As of right now more than 5,000 sq ft has been cleared. What happened is due to the time restraint once they had started they had to continue. They are willing to all that is needed to have the project completed. The appearance will be much improved once they are done.

Mr. Kricin stated due to the time with the project they tried to work with them and only approved for 5,000 sq ft. to be cleared. Since more was done than was supposed to he feels that they should do more to the improvement of the final project. Mr. Riley replies that they would absolutely do so and are willing to make a contribution to the Township for the mistake.

Mr. McKenna informed the Board that since they broke more than 5,000 sq ft. it has becomes a major site plan and they need to send notice.

Mr. Riley withdrew the application and agreed that no more will be cleared.

#101066M Splish Splash & Dash Car Wash	Minor Site Plan Block: 13302 Lots: 1 & 2

Appearing before the Board is Michael J. Ward, ESQ. representing the applicant. Also appearing is Steven Bulboff, Project Manager and Robert Bruce, PE were sworn and qualified as professionals.

Mr. Ward explains that they are there because they would like to do some improvements to the Shell Gas Station car wash. They are now in the process of converting the Shell Car Washes into the Splash & Dash car wash.

Mr. Bruce showed the layout of the property and its location. They would like to make a more organized access, which will be done by adding an additional lane. They also proposed to add two vacuums to the site and they agree that it would be better to add them perpendicular to the site. They are going to need to relocate the excising garbage in closure adding more impervious coverage. They will need a variance since the project calls for 63.8% to somewhere around 69%. Ordinance only permits 65% and they need a little more. With their application for signage for the project they have 96 sq ft of signage and they are asking for 112 sq ft of signage. They are now going to use the sign that is already there. There would like to take the top three boards will be Shell Station and the bottom three will be for the car wash. They would also like to add a LED sign like Filomena's has.

Mr. McKenna just wanted to confirm that they are using the existing sign. Mr. Bruce replies that is correct they will just be changing what the sign says.

Mr. Bruce continues that he will provide a letter stating there are no wetlands.

Mr. Lechner asks that they send a revised letter that they are keeping the signage the way it is.

Mr. Ward submitted a copy of what the car wash is going to look like.

Mr. Lechner states that since he just received this exhibit that he has to review them. Mr. Wad relies that they will come back if needed.

With regards to the sidewalk, on Emerson Ave, the applicant is in agreement that if they property owner approve sidewalks.

Chairman Kricin states in regards to the letter from the fire district that they meet all the conditions and work with the fire district if needed.

With no more questions from the Board, Chairman Kricin opens this application to the public, with no one from the public wishing to speak the public portion is closed.

Mrs. Musser made a motion to approve the application, seconded by Mr. Dunn

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

#051024RACPPSP Southwinds (Hill Creek, LLC)	Preliminary Major Site Plan & Major Subdivision Block: 10801 Lots: 6 &10 Block: 10899 Lots: 2 & 3

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 explains that when they were last in front of the board they had several issues that have been addressed in this new application. They have met with the fire districts and the county. Exhibit Dec. 1 what rises out of the issue of the road way crossing in the revised plans they have omitted the road way crossing.

Mr. Divietro goes over that previous exhibit and what they had originally planned. The new exhibit December 1 shows that they are eliminating the entire disturbance of the environmental area along Mingus Run. Mr. Divietro explains that with the new plan there were no unit changes and no need for additional waivers or variances.

Ms. Cumming asks about the walkway and if it's elevated. Mr. Hogg replies it is a wood frame walk way that is elevated where it crosses the creek.

Mr. Palmer wants to know if they loop road is going to be dedicated to the township or is the homeowners association going to take care of the road. Mr. Divietro shows using the exhibit what is dedicated to the Township.

Ms. Marandena states that there will be no negative impact with regards to the traffic.

Ms. Cummings has concerns with the traffic from the development and how they would get to the Black Horse Pike

Chairman Kricin clarifies that the traffic report needs to be update with the development being there. A lengthy discussion followed about the impact on the intersection. Mr. Hoff asked if it is something they could address at final since they are still in the preliminary phase.

Mr. Lechner and Ms. Cummings have an issue with the road be dedicated to the township. There need to be some sort of identification where the public road ends and the private begins. Mr. Palmer also wants to know if there is going to be a snow easement. Mr. Di Vietro replies that as the project continues they will work out that the township will have some place to put the snow.

Mr. Lechner commented that since they took out the crosswalk that connected the condos into downtown Blackwood that they have an offset sidewalk, unless they are going to make the bridge ADA compliant. Mr. Divietro explains they will have sidewalks all along their property, including the small lot between their property and Walgreens. So, they will tie into the Walgreens sidewalk on both Black Horse Pike and Erial Rd.

Mr. Hoff stated that there are different provisions within the township code with regards to open space. They starred by handing out their assessment of the improvements listed as exhibit December 2. They have age targeted and not age targeted of improvements within the development. They would like a waiver for the amount in Mr. Lechner's report. They feel they should get it due to the improvements they are doing within the 300,000 from the agreement. Mr. Divietro goes over what they feel the nature of the project and the fact that most of the development is meant to be age restricted. With exhibit December 2 the design created is a club house with pool and deck. Within the multifamily units there will be lounge areas with lounge furnishings and a tot lot, worth $25,000, at the club house area. There will also be three pocket parks with benches throughout the property. Adjacent to the club house there will a putting

green area and then a nature walk with a bridge. That makes a total $200,000 for what they call the mixed family areas.

Chairman Kricin takes a 10 minute break. During a short break Chairman Kricin over the township calendar year has changed to January-December along with the council and zoning board. He is asking if the Planning Board would want to join them in the new calendar year.

Mr. Palmer feels that this shouldn't be done now in the middle of an applicant's testimony and that each should complete their terms. Mrs. Musser agrees with Mr. Palmers.

Mr. Mercado started that when the Major's election moved to November the other boards change to a calendar year.

A discussion followed regarding the terms being shorten or extended by six months.

Mr. Hoff quickly goes over what was gone over before the break. The last item they have is the fire protection. The chief would have liked to see sprinkle in some of their living area and non living areas. The applicants are not going to change and put that on the plan since the code doesn't call for it and they are sticking to the code.

Mr. McKenna urges the board to stay away from sprinklers be put in the building. This is a topic that isn't the board's job.

Mr. Hogg explains that their biggest problem is fighting the terrain. For the applicants to put a road all the way around the building will cause them to go into the wetlands. The plans are in accordance with RSIS.

Keith Kemery, representing fire dist 4, handed out exhibit P1 to council and members of the board. Mr. Kemery is asked that the proposed building be equipped with a fire suppression sprinkler system. He gave an example of a recent incident where a fire occurred in a 3 story building. He stated that one single sprinkler head stopped the fire from spreading throughout the building. Mr. Kermery also gave the board some statistics regarding buildings with sprinklers versus buildings without sprinklers. Mr. Kemery understands that the board cannot mandate sprinklers; however, he added that there are access problems for fire apparatus on the exterior of the building. He explained that the proposed plan would not allow additional fire trucks to pass the arial truck when stabilized. Without the proper access, a fire is given time to spread. Mr. Kemery asked that a concession be made to sprinkler the building or allow additional access on the street. Mr. Kemery explained that an additional 30 ft is needed for proper access for the fire trucks to drive around each other.

Mr. Hogg explains that the main drive is 28 ft drive with parking on one side. All the other streets are 24 ft wide without cars parked. The extra feet of parking cause other problems throughout the development. Mr. Lechner explains that most streets are uniform under regulations in township. Mr. Hogg explains that the new plan has two ways in and out that the old plan didn't have.

Mr. Hoff replies that the applicant isn't going to agree to the chief recommendations since everything is done to code.

Mr. Lechner stated there is waiver for section 502 the lot line. There are no objections from my Lechner or Ms. Cummings

Motion made to approve the application meeting all request conditional and approval from other agencies. Also to work with the fire marshals further.

Correspondence

Valleybrook

Mr. McKenna just state this is just an update and all motions have been accepted by the Supreme Court.

Meeting Adjourned

Respectfully Submitted,

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Courtney Mosiondz
Recording Secretary