Township of Gloucester
Planning Board Agenda
October 24, 2017

Salute to the Flag
Opening Statement
Roll Call
General Rules
Meeting will start at 7:00 P.M.
No new applications will be heard after 10:00 P.M.
All persons testifying before the Board must be sworn in.
The Board Chairperson reserves the right to hear applications in any order

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – September 26, 2017

RESOLUTIONS FOR MEMORIALIZATION

#171046PFSPFSP Preliminary & Final Major
Lidl US Operations, LLC Site & Minor Subdivision
Block: 18403 Lot: 20
Location: 553 Cross Keys
Sicklerville, NJ

APPLICATIONS FOR REVIEW

Meeting Adjourned
Chairman Owens calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Owens announces general rules of the meeting.
Chairman Owens requests a Roll Call.

**Roll Call:**

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<td>Mr. Reagan</td>
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<td>Mrs. Washington</td>
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<td>Councilman Hutchison</td>
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<td>Mrs. Costa</td>
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<td>Mrs. Bradley</td>
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<td>Chairman Owens</td>
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<td>Mr. Wells</td>
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<td>Mr. Roorda</td>
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<td>Mr. Lechner</td>
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Chairman Owens ask that the Board Professionals to be Sworn in.
Chairman Owens announced general rules of the meeting.
Chairman Owens asked Mr. Reagan to sit in for Mrs. Washington which he agreed.

**Minutes for Memorialization**

Minutes from September 12, 2017.
Chairman Owens requested a motion to approve the minutes
Mr. Reagan made a motion seconded by Mrs. Costa.

**Roll Call:**

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Resolutions for Memorialization

#171049SPW
Doug Friloux
Superior Pool Products
(Planners report in folder)
Site Plan Waiver
Block: 14007 Lot: 1
Location: 200 Freeway Drive
Sicklerville
Placement 2 Dbl. sided storage containers

Chairman Owens requested a motion to approve the resolution.
Mr. Reagan made a motion seconded by Mrs. Costa

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#171048C
Atlanti Care Urgent Care Physicians, LLC
Bulk C Varience
Block: 18501 Lot: 15
Location: 627 Cross Keys Rd.

Chairman Owens requested a motion to approve the resolution.
Mr. Reagan made a motion seconded by Mrs. Costa

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Applications for Review

#171046PFSPFSP
Lidl US Operations, LLC.
Zoned: NVBP

Preliminary & Final Major Site & Subdivision
Block: 18403 Lot: 20
Location: 553 Cross Keys Rd.
Sicklerville, NJ 08081

NOTES:
Damien DelDuca approached the podium announced he represented the applicant Lidl US Operations LLC in relation to a site plan subdivision approval for a new grocery store 36,000ft sq. which would be located at 553 Cross Keys Rd. Sicklerville, NJ. Aerial photos were provided as exhibits of the property in question at Block: 18403 Lot: 20, owned by the Township and known as the former Nike Base. The lot is in an area of redevelopment and Lidl has been designated as the developer of this lot area who has agreed to follow procedures in order to construct the new supermarket.

Mr. DelDuca introduced the members of his accompanying team as Addi Hargett and Scott Logan-US Operations along with Ben Crowder & John Harter-Engineers, who will provider later testimony. Mr. DelDuca continued to describe the area around the property to be developed and the lot that is to be subdivided for the purpose of buildings location. Mr. DelDuca continued to explain that he needed several design waivers in relation to the letters received from the board. While he thanked the board for the letters of recommendation that were sent, he expressed that they were reasonable and fair. They had no objection to accommodating and complying with those requests and furthering the goals of the redevelopment plan for this area.

Mr. DeLuca made note that they had brought a court reporter to this meeting and every meeting they attend. Past malfunction of a previous township recording device put both parties at odds for clear and accurate records of a meeting, hence the presence of the court reporter for this meetings transcription.

Mr. Crowder was sworn in and introduced to the board by Mr. DeLuca who questioned him on his qualifications so as to qualify him as an engineering professional. In doing so Mr. DeLuca continued to question him on the when, where and how the plans were drawn up and finalized. Mr. Crowder gave the board of an overview of the site plans relaying back to the Exhibit 1 aerial view of the lot in question. He was very specific on the details of the exhibiting conditions and the development of the 4.71-acre lot by plan design to include the positioning of the building and its parking lot/landscape designs.

Mr. Crowder described the waivers that would be requested under the Design Standards Section 506a. Most of the waivers requested would be for storm water management. Mr. Crowder described the reason for each of the following waiver in a detailed overview.

1st waiver: long grades to the rear of the property
2nd waiver: grading within five feet of a property line.
3rd waiver: wide sweeping inlet curve lines to grab runoff.
4th waiver: basin access from public right of way.
5th waiver: basin dewatering downtime matched to federal regulations of 72 hrs.
6th waiver: discharge overflow to private property.
7th waiver: Parking Lot light spill over.

Mr. Crowder continued to describe the structure, signage, entrance ways, a third parking lot possibility and landscaping.

Further question and answer ensued between Mr. Crowder and Mr. DelLuca about other aspects of the lot and future easements for future development.

Mr. DelLuca stated he was done and asked for board questions.
Mr. Narroda asked who would be responsible for the area between the retention ponds? It was noted through previous agreement that Lidl would be responsible.
Chairman Owens asked if the overhead signage would be illuminated? They are internally illuminated. Mr. DelLuca introduced Addi Hargett from Corporate Operations in Philadelphia, having her sworn in. Mr. DelLuca asked her to briefly describe what Lidl is and what they sell. She continued to state that Lidl is a German Company with over 10,000 stores in 29 countries being the 4th largest grocery store in the world. The stores are usually 30,000 sq ft, selling various food and household products who employs @ 35 people with 7-10 employees per shift, with the store being open from 8am to 9pm, seven days a week.
Mr. DelLuca asked her about the trash enclosures. She stated that they would be located in the area of the building by the loading dock. All deliveries from Tractor Trailer would be delivered in this area, two to three times per day from the distribution center only.
Questions were asked from the Board which there were none.
Mr. DelLuca introduced John Harter as their traffic engineer. Mr. Harter approached the podium, was sworn in and questioned as to his qualifications to attest him as a professional.
Being recognized as a professional Traffic Engineer, Mr. DelLuca questioned Mr. Harter on the traffic patterns. He explained how they compiled information for the data that described how traffic in the area flows. The traffic study was conservative with respect to installing a signal light at the entrance of the parking lot. The traffic study of the volume of traffic warranted a signal for the proposed store that would also be beneficial to the stores directly across the road.
Continued discussion ensued on other aspects of traffic, future traffic volume, cross walks and reduced traffic volume by installing bike racks.
Mr. DelLuca introduced Tiffany Cubello as their professional planner. She was sworn in and after describing her qualifications was recognized as a professional.
Mr. DelLuca asked her to describe the objective of the redevelopment plan proposed for this property. She proceeded to describe in detail what the plan would provide. The plan provided a positive aspect for the site compatible with other plans with in the area. The plan provides a comprehensive and appropriate redevelopment in accordance with the designed plan for local and regional development.

Chairman Owens asked if there were any questions from the Public?
None
Chairman Owens asked for a motion to approve the Application.
None

Mrs. Costa made a motion seconded by Mr. Reagan.

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General Correspondence

Sahaj Hospitality, LLC – Application for NJDEP – Water front Individual Permit.

Chairman Owens asked attending members if they had any Board Business. Next Meeting will be Tuesday 10/10/17.

Chairman Owens requested a motion to adjourn. Motion to adjourn was made by Mr. Reagan seconded by Mrs. Costa.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak
A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY AND FINAL MAJOR SITE PLAN, AND PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL FOR LIDL US OPERATIONS, LLC
APPLICATION NO.: 171074PFSPFSP

WHEREAS, on September 26, 2017, consideration was given to the application of Lidl US Operations, LLC (hereinafter “Applicant”) for the property located at 553 Cross Keys-Berlin Road, identified on the Tax Map for the Township of Gloucester as Block 18403, Lot 20 (hereinafter “the Property”), seeking a Preliminary and Final Major Site Plan Approval, and Preliminary and Final Major Subdivision Approval, for a proposed Lidl grocery store; and

WHEREAS, the Applicant is seeking approval to construct a 35,962 square foot grocery store on a 4.71 acre lot to be created through the proposed subdivision, located in the New Vision Business Park Redevelopment District (NVBP); and

WHEREAS, Mr. Damien Del Duca, Esq., of Del Duca Lewis, LLC, summarized the application, and Mr. Ben Crowder of Bohler Engineering (the Applicant’s Civil Engineering Expert), Ms. Addie Hargett (the Applicant’s Regional Development Associate), Mr. John Harter of Atlantic Traffic and Design (the Applicant’s Traffic Expert), and Ms. Tiffany Cuviello (the Applicant’s Planning Expert), were sworn to present testimony; and

WHEREAS, the Applicant submitted Exhibit A-1: color aerial photos of the existing 18 acre site, highlighting the proposed 4.71 acre subdivision; A-2: a color rendering of Sheet 5 of the proposed site plan submitted with the Application; A-3: a color rendering representing the prototypical LIDL store, featuring the proposed corner-style entry; and A-4: a color rendering of Sheet 17 submitted with the Application; and

WHEREAS, Mr. Del Duca summarized the application, noting the proposal was presented to the Township Council in order to enter into a redevelopment agreement. Mr. Del Duca highlighted a reduction in the requested design waivers, the standards applicable to the NVBP District, and stated generally that the Applicant will comply with everything noted in the Board Engineer’s and Board Planner’s Review Letters, except for those provisions identified at the hearing; and

WHEREAS, Mr. Crowder provided an overview of the existing conditions, the NVBP requirements, the proposed LIDL layout and sign detail, and proposed site improvements, indicating that the proposal contemplated an eventual loop road connecting to Berlin Cross-Keys Road, and an additional traffic light as depicted on the plan; and

WHEREAS, Messrs. Del Duca and Crowder confirmed that several of the design waivers originally requested from Sections 510.M(7), 517.B(1), 517.C(6), 517.D(4), and 506(A) have been addressed and are no longer required; and
WHEREAS, Mr. Crowder summarized the remaining design waivers requested pursuant to Paragraphs 1-2, and 7-10 of the Board Planner’s Review Letter, and Paragraphs 2-3, and 7-10 of the Board Engineer’s Review Letter, providing testimony as to why each waiver is requested and justified; and

WHEREAS, the Board and its Professionals did not object to any of the requested waivers upon conclusion of Mr. Crowder’s testimony on this subject; and

WHEREAS, Mr. Crowder also highlighted that the plan conforms with and/or exceeds most nearby bulk standards in order to maintain consistency with surrounding developments. Specifically, Mr. Crowder highlighted the additional pedestrian connectivity, an appropriate surplus of parking spaces, and the larger parking space dimension; and

WHEREAS, Mr. Crowder summarized the traffic flow into, within, and out of the site, and described the proposed on-site and available off-site stormwater management systems, including an interconnection between the proposed on-site basin and an off-site Township basin. The Applicant confirmed that this interconnection shall be maintained by LIDL; and

WHEREAS, with respect to stormwater, Mr. Crowder opined that despite the increase in impervious coverage, the proposed drainage basins would improve existing drainage conditions and would not result in any adverse effects on downstream property owners; and

WHEREAS, Mr. Crowder provided testimony as to the proposed subdivision, noting that LIDL will occupy proposed lot 20.01, and confirmed that the Applicant is willing to grant any easements which may be necessary in order to access the stormwater basin on adjacent Lot 19, and any other portions of the property which the Township may deem necessary; and

WHEREAS, Ms. Hargett summarized the business model of LIDL as a global operation seeking to expand on the East Coast, summarized the services provided by LIDL, and confirmed that the proposal represents a store typical to their usual business operation; and

WHEREAS, the proposed parking is based upon the volume typically expected at a LIDL store of the proposed size; and

WHEREAS, the operational hours will be consistent with those of other LIDL stores in the United States, currently anticipated to be open from 8:00AM through 9:00PM, seven days per week; and

WHEREAS, the Applicant proposes to hire between 30 and 35 employees, and will schedule between 7-10 employees working on 8-hour shifts; and

WHEREAS, for trash disposal, the Applicant utilizes an in-store trash bailer next to the delivery loading dock, which reduces trash volume and results in trash pickup 2-3 times per week; and
WHEREAS, deliveries occur between 2-3 times per day, and arrive in WB-67 tractor trailers. The site contains one loading area that accommodates two trucks, and the Applicant will be primarily using LIDL delivery trucks from their own distribution center, with the exception of a few smaller deliveries as needed; and

WHEREAS, Mr. Harter summarized the Applicant’s traffic report, including the times studied and methods of study; and

WHEREAS, the traffic study also contemplated a future build-out of the site for two years; and

WHEREAS, overall, the result represented less than a 4% increase in traffic generated resulting from the proposed improvements, which represents a minimal impact; and

WHEREAS, with respect to on-site circulation, the site meets or exceeds the Township’s ordinance requirements and other applicable ITE standards; and

WHEREAS, Ms. Cuviello summarized how the proposed plan, including the signage, subdivision, layout, and all requested waivers, meets the standard and intent of the NVBP District and advances the purposes of the Municipal Land Use Law; and

WHEREAS, Ms. Cuviello opined that the proposed plan represents a comprehensive and appropriate design for the use and location of the proposed project within the Redevelopment District; and

WHEREAS, the Board questioned the Applicant as to its willingness to add an “At Gloucester Township” element to the freestanding sign, to be coordinated with the Township, and the Applicant agreed; and

WHEREAS, the Board questioned the Applicant as to its willingness to coordinate with the Board Engineer and adjust the left hand turn access into the parking lot after entering the site from Berlin Cross-Keys Road, if possible, and the Applicant agreed; and

WHEREAS, the meeting was open to the public, and Mr. Sam Palmucci of 565 Berlin Cross-Keys Road appeared and was sworn to testify. Mr. Palmucci questioned the Applicant as to the existing security fence, the loading area, trash pickup and screening, the retention pond, and the site exit closest to the Hackett’s auto shop. The Applicant provided testimony to answer each of Mr. Palmucci’s questions; and

WHEREAS, Mr. Larry Wuethrich of 6 Golfview Drive appeared and was sworn to testify. Mr. Wuethrich is the manager of the adjacent property to the East of the proposed site, and questioned what other improvements might be proposed by LIDL in the future. The Applicant confirmed that any additional off-site improvements not shown on the plan would likely be undertaken by the Township or another applicant; and

WHEREAS, Mr. Wuethrich also noted the proximity of the proposed traffic light to the entrance into his lot, and would like to be part of the discussions with the Applicant and
the County in order to make sure it is appropriately utilized, indicating that he is in favor of the light. The Applicant did not object and expressed willingness to coordinate further with Mr. Wuethrich; and

WHEREAS, based upon the public’s testimony, the Board questioned the Applicant as to their willingness to extend the tree-line of proposed evergreens along the property line up to what is represented as the “top left corner” of the property as indicated on the proposed plan. The Applicant agreed, unless existing conditions or vegetation render such new plantings impractical or unnecessary; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings in approving the subject application:

1. Existing Zoning: NVBP (New Visions Business Park Redevelopment District)

2. Intended Use: LIDL Grocery Store.

3. The application implicates the following provisions of the ordinance: BP zoning requirements under §IX.1.0, et seq., of the NVBP Redevelopment Plan.

4. The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated September 19, 2017, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the applicant agreed to comply unless otherwise outlined or modified further at the hearing or herein, or to the extent that they had not been addressed through testimony.

5. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated September 21, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plan to which the applicant agreed to comply unless otherwise outlined or modified further at the hearing or herein, or to the extent that they had not been addressed through testimony.

6. The proposed subdivision and site plans satisfy all requirements of the NVBP Redevelopment Plan, the applicable Township ordinances (other than where waivers have been requested) and do not require any variances.

7. The applicant provided specific and extensive testimony explaining the need and justification for each design waiver that is requested. The Board accepts and adopts the testimony of the applicant’s professionals as to the design waivers that are requested. The Board finds that the applicant has satisfied its burden of
demonstrating that the waivers are justified under N.J.S.A. 40:55D-51, for the reasons stated in the applicant’s testimony.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Preliminary and Final Major Site Plan Approval, and Preliminary and Final Major Subdivision Approval, including the requested waivers, has demonstrated that the proposed improvements will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the conditions below:

1. The stormwater basin interconnection between the on-site and off-site basins shall be maintained by LIDL.
2. The Applicant shall add an “At Gloucester Township” element to the freestanding sign, to be coordinated with the Township.
3. The Applicant shall coordinate with the Board Engineer and adjust the left hand turn access into the parking lot after entering the site from Berlin Cross-Keys Road, to the extent possible and practical.
4. The Applicant shall extend the tree-line of proposed evergreens along the property line up to what is represented as the “top left corner” of the property as indicated on the proposed plan, unless existing conditions or vegetation render such new plantings impractical or unnecessary.

WHEREAS, a motion was duly made by Councilman Hutchinson and duly seconded by Mr. Regan to APPROVE the Application as set forth above, and a roll call vote on the motion was recorded as follows:

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CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of October 2017 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 26th day of September 2017.

KENNETH LECHNER, SECRETARY