

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday May 10, 2016

Chairman Owens calls the meeting to order.

Salute to the Flag

Opening Statement by Mr. Lechner

Roll Call:

Mr. Dintino	Present
Mr. Dority	Absent
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Present
Councilman Hutchison	Present
Mrs. Costa	Present
Chairman Owens	Present
Mr. Wells	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens requested Swearing in of Board Professionals.

Mr. Lechner
Mr. Bach

Chairman Owens appointed Mr. Reagan to be seated for Mr. Kricun.

Chairman Owens apologized for his relaxed attire.

Minutes for Memorialization

Minutes from April 12, 2016.

Chairman Owens requested a motion to approve the minutes

Mr. Reagan made a motion to approve the minutes from April 12, 2016 seconded by Mrs. COSTA.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Abstain
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#061011CM Trimtec, LLC Carter Oak	Minor Subdivision/Bulk Variance Block: 4704 Lot: 1 & 9
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Chairman Owens requested a motion to approve the Resolution.

Mr. Reagan made a motion seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Applications for Review

#161023CR	Courtesy Review
Gloucester Twp. School Board	Digital Displays
Glen Landing, Mulier & Lewis School	Location: 85 Little Gloucester Road
LED Display Signs	1400 Sicklerville Road

Chairman Owens introduces the applicant under review. He requested Mr. Dantino to abstain from voting due to a conflict of interest with this application. Mr. Wells advised that he can just recuse himself from the discussion. Mr. Dantino agreed. Discussion of the application was started by John Wade of Wade, Wood and Long who approached the podium. Mr. Wade stated he represented the Gloucester Township BOE to discuss the new digital signs that they envisioned installing at the Glen Landing, Mullen and Lewis Middle Schools. Mr. Wade then introduced the Superintendent of Schools Mr. Bilodeau to describe what the school district was seeking to do with the installation of the new signs.

Mr. Bilodeau approached the podium and was sworn in. Mr. Bilodeau stated that the basis to change the aging marquee's in order to improve communication exponentially for the township community through the new messaging technology available. Mr. Bilodeau also stated that they were not changing the foot print of the base design and that the Lewis sign would be brought closer to ground level. He stated all the signs were 4' x 8' electrified signs allowing messaging to be controlled from inside each school for the purpose of announcing school events and possible major community happening or emergency management issues.

Chairman Owens asked if there were any questions or comments from the Board Professionals.

None replied.

Chairman Owens asked if there were any questions or comments from the Board.
None replied.

Mr. Bilodeau approached the podium and gave a closing statement. He stated the purpose of the GloTwp. B.O.E. to come to the Board was to solicit comments or suggestions but the main purpose was to present this to the Board and allowing approval on what was proposed.

Mr. Lechner stated that he sends a letter stating the fact.

Chairman Owens asked if there were any questions or comments from the Public.
None replied.

Chairman Owens requested a motion to recommend the New Signage for the GloTwp. Middle Schools.

Councilman Hutchison made a motion to approve the new signage seconded by Mr. Reagan.

Roll Call:

Mr. Dittino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

#161024CR

Black Horse Pike Regional School
District, Highland HS
LED Display Signs

Courtesy Review

Digital Displays

Location: 85 Little Gloucester Road
1400 Sicklerville Road
875 Erial Road

Chairman Owens introduces the application under review.

Discussion of the application was started by John Wade of Wade, Wood and Long. Mr. Wade stated he now represented the Black Horse Pike Regional School District to discuss the replacement of the bleachers and certain upgrades at Highland HS football field. He introduced Mr. Jeffers from Jeffers Engineering to explain what was going to be done and introduced Mr. Gering from Gering Architects for informational support. Mr. Jeffers explained what his responsibilities are within the company and how long he has been practicing.

Chairman Owens stated with Mr. Jeffers experience he can be qualified as a professional. Mr. Wells declared that he should be sworn in.

Mr. Jeffers was sworn in.

Mr. Jeffers then described the Plan Exhibits being displayed – Sight improvement and 2 grading plans.

The intent of the plan is to remove replace the existing dated bleachers at Highland HS football and track field and address some ponding and puddle problems. The modification would include better pedestrian access, handicap accessible walkways and correct the drainage issues.

Mr. Jeffers asked Mr. Gering to give additional information.

Mr. Gering was sworn in.

Mr. Gering gave information on the existing bleachers and what the newer bleachers will accomplish.

Chairman Owens asked if there were any questions or comments from the Board Professionals.

None replied.

Chairman Owens asked if there were any questions or comments from the Board. None replied.

Chairman Owens asked if there were any questions or comments from the Public. None replied.

Chairman Owens requested a motion to recommend the application to the Board for the replacement of bleachers and improvements to the Highland HS Football Track Field.

Councilman Hutchison made a motion to approve the bleacher replacement & field improvements seconded by Mr. Reagan.

Roll Call:

Mr. Dintino	Abstain
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

0-10-07

Amending Ordinance

New Vision Business Park District

Establish the New Vision Residential Commercial

Establish the NVBP

Residential Commercial

Overlay District

Chairman Owens introduce the Amendment.

Mr. Lechner provides a brief descriptor of the purpose of the amendments.

Mr. Lechner provided a handout out to all members that included a commercial overlay map and the ordinance associated with those areas.

Mr. Lechner described the properties and the ordinance amendment.

He described the areas in question mainly in the area of the Cross Keys Rd.

Mr. Lechner stated that the new vision redevelopment plan to be amended eliminating the amendment requirements so it is more economical to develop without all the specific requirements.

The amendment would help make a single plan more efficient allowing development of an area specific to the needs of the area eliminating multiple specifications to be met in the zoning ordinances because they are outdated established decades prior. The developer will only have to submit a plan for review allowing the Board to modify such plan if need be.

The final amendment would allow development of vacant land with the owners only being given a written notice with a second reading that development could affect such lands and those areas already developed but shouldn't significantly affect those land areas already developed.

Mr. Lechner suggests a resolution be made which was briefly discussed amongst board professionals.

Chairman Owens asked if there were any questions or comments from the Board.
None replied.

Chairman Owens asked if there were any questions or comments from the Public.
None replied.

Chairman Owens requested a motion to recommend the Counsel adopt the Amending Ordinances as presented by Mr. Lechner.

Councilman Hutchison made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Chairman Owens	Yes

Chairman Owens asked if there was any Board Business.
None noted.

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

Meeting adjourned.

Recording Secretary,
Cheryl Nowak