

**GLOUCESTER TOWNSHIP COUNCIL  
FEBRUARY WORKSHOP**

**FEBRUARY 4, 2019**

Mr. Hutchison was absent due to a conflict.

Mrs. Trotto was absent due to a death in the family.

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Peter Heinbaugh of Morning Star Court asked Council what the discussion will be regarding the rezoning of this area. Mr. Carlamere stated this is a request of the property owner to make an appeal regarding zoning. Mr. Heinbaugh asked if this is a redevelopment zone. Mr. Carlamere stated no, this is the Little Pond golf range behind Shoprite. Mr. Heinbaugh asked what the current zoning is for this parcel. Mr. Carlamere stated highway commercial. Mr. Heinbaugh asked if the bonds in the annual debt statement will be used for open space. Mr. Cardis stated no, that it is included in this.

Denise Coyne of Chews Landing Road asked why this group was coming before Council tonight instead of the zoning board. Mr. Carlamere stated that property owners have come before the governing body before at a work agenda to ask if the township would consider rezoning an area. Ms. Coyne asked Council why would anyone do that, if that have to go before the zoning board anyway, why would they also choose to come before Council. Mr. Carlamere stated that it makes it easier for the applicant on their application.

There being no comment, the public portion was closed.

1. **DISCUSSION OF PROPOSED REZONING /REDEVELOPMENT AREA** – Mr. Carlamere stated this is a request from the property owner to come before council, explain why they desire to reclassify the zoning, and see if council will entertain this request. Steve Eisdorfer, attorney for Little Pond, stated that this 13 acre site was part of the municipality’s declaratory judgement case. Originally, the owners proposed a 200 unit residential project. The owners have reworked their proposal to better suit the township’s planning objectives with a mixed use area providing space for both commercial and residential uses. Terry Combs, planner, described the footprint of this parcel of land and stated that with the current zoning, this area is approximately 200,000 square feet of retail or office space. Mr. Combs stated that single family detached homes would not work due to the size of the parcel so a plan was developed for mixed use of 3 acres of retail space, approximately 24,000 sq. ft., on Chews Landing Road and the remaining 10 plus acres would be 86 fee simple 2,500 sq. ft. townhouse units. Mr. Owens asked if any of the units were affordable housing. Mr. Combs stated that they are not contemplating affordable housing at this time. Mr. Lechner stated that there would be a developer’s fee of 1.5% of equalized assessed improvement charged if affordable housing is not included. Mr. Lechner recommended a Master Plan amendment because the township does not have a zoning district that would apply to the needed use. Mr. Mercado stated that he wanted to use this meeting to listen and to contemplate the plan being presented but Council will have to discuss further before coming to a decision. Mr. Lechner stated there is a specific ordinance to be followed in the Land Development Ordinance.

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**COUNCIL LIAISON REPORTS:**

Mr. Mignone stated April 27<sup>th</sup> is the Opening Day for Field of Dreams. There will be 2 teams.

Mrs. Stubbs stated that the Historical Society sent out an invitation for June 9<sup>th</sup>.

Mr. Owens stated that there was reorganization on the Housing Authority Board. Mr. Owens stated that a Gloucester Township resident, John Brascetta, will be on the Titan Games at 8 pm.

Mr. Mercado stated that a resident reached out to Mr. Cardis to request information regarding AMR. That resident then posted that information on social media and it was all incorrect. Mr. Cardis stated that AMR is fulfilling the contract originally held by GTEMS and will expire December 31, 2022. Mr. Mercado stated that the MUA reorganized this past Friday.

Mr. Lechner stated the planning board received an application for the apartments down the road and will be heard in March. Project for February will be heard in June due to needed revisions to their storm water management plan. Mr. Mercado asked Mr. Carlamere to reach out to MRD regarding Loop Road.