Township of Gloucester
Planning Board Agenda Revised
January 10, 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

Annual Reorganization
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary

Appointment of Solicitor
Appointment of Engineer/Conflict Engineer/Traffic Engineer
Establishment of Meeting Dates
Adoption of Official Newspapers
Adoption of Agenda Procedures

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – December 27, 2016

RESOLUTIONS FOR MEMORIALIZATION

O-16-23
Amending Ordinance O-03-03
Fences, Garages, Home Occupations, Fees, Etc.

#161072CM
County of Camden
Minor Subdivision/Bulk C
Block: 12302 Lot: 1

APPLICATIONS FOR REVIEW

O-97-17 Amending Ordinance #6 Glen Oaks Redevelopment	To Establish an Office Commercial, and Planned Residential Overlay District For Specirfic Tax Block & Lots pursuant to N.J.S.A. 40A:12A-1ET SEQ

Meeting Adjourned

GLOUCESTER TOWNSHIP NOTICE

TAKE NOTICE, that the Planning Board of the Township of Gloucester will hold its Annual Reorganization Meeting as follows:

Notice of Reorganization Meeting
Gloucester Township Planning Board

Pursuant to the Open Public Meeting Act, Please be informed the Planning Board of the Township of Gloucester, Camden County, New Jersey will Hold its Reorganization Meeting on January 10, 2017 at 7:00 PM in the Council Room of the Municipal Complex, located at 1261 Chews Landing-Clementon Road. The regularly scheduled meeting will commence following reorganization.

Kenneth D. Lechner, PP, AICP
Director of Community Development
& Planning Secretary of Planning
Board

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. A. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Planning Board is desirous of maintain the current procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the rules and by-laws of the Planning Board of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the PLANNING BOARD of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January, 2017.**

_____
Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF A SECRETARY

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Secretary who need not be a member to serve as a Secretary to the Board and to assume and dispatch all obligations and duties of an administrative officer under the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Secretary:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 10th day of January, 2017.

_____
Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th Day of January, 2017.**

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a Majority of members able to vote, the following individual was elected to serve as Recording Secretary;

Chris Nowak

NOW, THEREFORE BE IT RESOLVED that the aformentioned individual shall be And is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) yr.

ATTEST:
GLOUCESTER

TOWNSHIP OF
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution Adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on **The 10h day of January, 2017**.

_____
Kenneth D. Lechner

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF AN ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of A Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th Day of January, 2017.**

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A TRAFFIC ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Traffic Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Traffic Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Traffic Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Traffic Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place

forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th Day of January, 2017.**

_____

Secretary, Kenneth D. Lechner

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A CONFLICT ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Conflict Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Conflict Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Conflict Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Conflict Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th Day of January, 2017.**

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Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Philadelphia Inquirer, South Jersey Edition.**
3. All advance written notices of Board meetings from **January 10, 2017** through the date of the **2017** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;
4. The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7:00 PM.

5. The regular meetings shall be held as scheduled unless canceled for lack of applications to process;

6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;

7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"

8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST: TOWNSHIP OF GLOUCESTER

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 10th day of January, 2017.

_____

Secretary

GLOUCESTER TOWNSHIP PLANNING BOARD

Regular Meeting Schedule 2017

Take Notice a Resolution of the Planning Board of the Township of Gloucester Establised Regular Meeting dates for 2017 to be Heard in the Council Room of Gloucester Township Municipal Complex, located at 1261 Chews Landing-Clementon Rd., at 7:00 PM for the following

Dates: **REGULAR MEETING/COUNCIL ROOM 7:00 PM**

January 10, 2017
January 24, 2017
February 14, 2017
February 28, 2017
March 14, 2017
March 28, 2017
APRIL 11, 2017
APRIL 25, 2017
MAY 09, 2017
MAY 23, 2017
JUNE 13, 2017
JUNE 27, 2017
JULY 11, 2017
JULY 25, 2017
AUGUST 08, 2017
AUGUST 22, 2017
SEPTEMBER 12, 2017
SEPTEMBER 26, 2017
OCTOBER 10, 2017
OCTOBER 24, 2017
NOVEMBER 14, 2017
NOVEMBER 28, 2017
DECEMBER 12, 2017

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING WORK SESSION MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;
2. All advance written notices of Board meetings shall be given to the **Courier Post and the Philadelphia Inquirer, South Jersey Edition.**
3. All advance written notices of Board meetings from **January 10, 2017** through the date of the **2017** reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;
4. The work session meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at **4:30 PM.**

5. The work session meetings shall be held as scheduled unless canceled for lack of applications to process;

6. The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;

7. The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"

8. Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____ _____

Secretary Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the **10th day of January , 2017.**

_____

Secretary

GLOUCESTER TOWNSHIP PLANNING BOARD
WORK SESSIONS
COUNCIL ROOM 4:30 PM

JANUARY 17, 2017

FEBRUARY 21, 2017

MARCH 21, 2017

APRIL 18, 2017

MAY 16, 2017

JUNE 20, 2017

JULY 18, 2017

AUGUST 15, 2017

SEPTEMBER 19, 2017

OCTOBER 17, 2017

NOVEMBER 21, 2017

DECEMBER 19, 2017

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday December 27, 2016

Chairman Owens calls the meeting to order.
Salute to the Flag
Opening Statement made by Mr. Lechner

Roll Call:

Mr. Dintino	Present
Mr. Dority	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Absent
Mrs. Bradley	Absent
Chairman Owens	Present
Mr. Wells	Absent
Mr. Roorda, Jr.	Absent
Mr. Lechner	Present

Chairman Owens announces general rules of the meeting.
Mr. Anthony Costa recognized as seated for Mr. Wells.
Chairman Owens requested Swearing in of Board Professionals.
Mr. Lechner & Mr. John Cantwell (seated for Mr. Bach) were sworn in & recognized as professionals.
Chairman Owens requested Mr. Reagan to be seated for Mrs. Costa who accepted.

Minutes for Memorialization

Minutes from November 22, 2016.
Chairman Owens requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#161066CMPFS
Cross Keys MZL, LLC

Minor Subdivision/Bulk C
Preliminary & Final Site Plan
Block: 18301 Lot: 10

Chairman Owens requested a motion to approve the Resolution.
Mr. Dority made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Chairman Owens	Yes

#161065CM
John Keller, Jr.

Minor Subdivision/Bulk C
Block: 17801 Lot: 3

Chairman Owens requested a motion to approve the Resolution.
Mr. Dintino made a motion seconded by Mr. Dority.

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Chairman Owens	Yes

Applications for Review

0-16-23
Amending Ordinance
0-03-03
Land development

Fences, Garages, Home Occupations, Fees, Etc.
Ordinance 0-03-03

NOTES:
Mr. Lechner was the primary testifier describing this as a Land Development to be brought to the Town Counsel for its first reading then to go to the Planning Board. There are 10 Sections in this Bulk Varience concerning Fencing & Garages. The reason Mr. Lechner stated, to decrease the number of resident applications that have to go to the Planning Board for Variances, most concerning corner lots.
Mr. Lechner continued to briefly explain most sections in this Application.
Section 1: Reconstruction or expansion of a building on an undersized lot. Most lots within the township are undersized for their existing structure. This ordinance would amend this ordinance by allowing the rebuilding of existing residence to meet the new setbacks of undersized lots.
Section 2: Amends a setback of three feet from the property line to be established of any impervious ground cover.
Section 3: Amends that motorized vehicle used for Business purposes would NOT be allowed to occupy any residential area to include the proprietor's property or parking on a residential street.

Section 4: Amends section 5 associated with detached garages, whereas the same square footage applies but the height of the side walls shall be no higher than 9 foot and meets established setbacks.
Section 7: Amends the setbacks for driveways.
Section 8: Amends the setbacks for corner lots in relation to fencing whereas a varience is not needed unless corner lot fencing would be placed closer to roadway than the normal setback.
Section 9: Right of Appeal whereas the applicant can take unresolved/disputed agreements to Superior Court for final decision.
Section 10: Site Plans – when are they needed?
Section 11: Amends fee collection whereas it is needed to pay legal fees for the processing of the resolution and applied to the Affordable Housing fees.
Mr. Lechner concluded his brief description of the proposed amendments.

Chairman Owens asked if there were any questions /comments from the Board Professionals.
None

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

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

Chairman Owens requested motion to approve application as presented to the Board.

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

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

County of Camden

Block: 12302 Lot:1
Location: 430 Turnersville Rd.
Zoned: IN
Undeveloped Land
Adjacent to Lakeland Cemetery

NOTES:
Mr. Dorosa who was representing the County of Camden, came to the podium to testify and was accepted as a professional. He stated the property in question was identified as Block/Lot 11301/1. The intent of the application was to sub-divide 7.8 acres out of the total 62 acres of land located in the South-West corner of the Lakeland Complex by the old cemetery and the ball fields. There is wet lands below the subdivision. It was noted that the County needs to subdivide this parcel for possible future development. It was noted that a monument located on the lot line needed to be moved after the subdivision is approved.

Chairman Owens asked if there were any questions/comments from the Board Professionals.
None

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

Chairman Owens asked if there were any questions/comments from the Public.
A Township resident approached the podium & was sworn in. Mr. Keith Schrump inquired to the purpose of this application. His property is in close proximity to the aforementioned Lot 1. It was stated the County is looking to possibly sell this parcel for future development but no other details were able to be given at this time. Mr. Schrump was satisfied with answer.

Chairman Owens requested motion to approve application as presented to the Board.

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

Roll Call:

Mr. Dintino	Yes
Mr. Dority	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Chairman Owens	Yes

Chairman Owens asked attending members if they had any Board Business.

Mr. Lechner reminded the Board that the meeting start time was approved for 7pm and would start at the next meeting in January '17. It was mentioned if this time frame continues to be an acceptable time, future meetings might even be earlier.

Mr. Lechner also mentioned about Fair Share Housing within the Township.

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

Meeting adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL FOR THE COUNTY OF CAMDEN APPLICATION NO.: 161072CM

WHEREAS, on December 27, 2016 consideration was given to the application of the County of Camden (hereinafter "Applicant") for the property located at 430 Turnersville Road, identified on the Tax Map for the Township of Gloucester as Block 12302, Lot 1 (hereinafter "the Property"), for Minor Subdivision Approval; and

WHEREAS, the Applicant is proposing to create a 7.8 acre parcel from an existing 62 acre lot via the proposed subdivision; and

WHEREAS, Mr. Josh Friedman, Esq. appeared to represent the Applicant and provided a summary of the Application. Mr. Anthony DeRosa, the Applicant's Engineer, was sworn and qualified by the Board as an expert; and

WHEREAS, the Applicant is proposing the subdivide this portion of the Lakeland Complex Property in order to plan for potential future sale and development in the area, although no plans are set at the moment; and

WHEREAS, the Applicant indicated that there was wetlands area below the proposed subdivision, that a monument located on the proposed lot line would be moved, and that the subdivision would be filed by plat; and

WHEREAS, the Applicant agreed to all comments and conditions requested by the Board and its Professionals and as outlined within their review letters, incorporated herein by reference as if set forth in full; and

WHEREAS, the meeting was open to the public, and Mr. Keith Schrump was sworn to present testimony. Mr. Schrump indicated that his property was close to the proposed subdivision, and inquired as to how the proposal would affect him. Mr. Schrump's questions were addressed by the Board and the Applicant to his satisfaction; 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 for minor subdivision approval:

1. Existing Zoning: IN (Institutional)

2. Intended Use: Creation of one (1) additional lot through subdivision of an existing parcel.

3. The application implicates the following provisions of the ordinance:

a. IN zoning requirements.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Minor Subdivision Approval has demonstrated that the proposed site design 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 above; and

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

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Dintino	X	
Mr. Dority	X	
Mr. Reagan	X	
Mrs. Washington	X	
Chairman Owens	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of January 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 27th day of December 2016.

KENNETH LECHNER, SECRETARY

2016–PB–05

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING THE RECOMMENDATION THAT THE TOWNSHIP APPROVE AND ADOPT ORDINANCE O–16–23 AMENDING O–03–03

WHEREAS, on December 27, 2016 consideration was given to Ordinance O–16–23, which amends Township Land Development Ordinance O–03–3; and

WHEREAS, Mr. Kenneth D. Lechner, PP, AICP, Director of the Township Department of Community Development and Planning and Board Planner, was sworn to present testimony on the Proposed Ordinance; and

WHEREAS, Mr. Lechner summarized the Proposed Ordinance, indicating that the revisions are being proposed to reduce the amount of bulk variance applications that residents have to file for projects such as fences and garages, particularly with respect to corner properties; and

WHEREAS, the meeting was open to the public, and no members of the public appeared to testify; and

NOW, THEREFORE BE IT RESOLVED, the Planning Board having found that Proposed Ordinance O–16–23 is consistent and conforms with the intent of the Township's Master Plan, favorably recommends the Ordinance for adoption by the Township Council; and

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

Those Eligible to Vote	Those in Favor	Those Opposed
Mr. Dintino	X	
Mr. Dority	X	
Mr. Reagan	X	
Mrs. Washington	X	
Chairman Owens	X	

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

KENNETH LECHNER, SECRETARY

SCOTT OWENS, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 10th day of January 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 27th day of December 2016.

_____

KENNETH LECHNER, SECRETARY

O-17-01 **ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 6 AMENDING ORDINANCE O-97-17 COMMONLY KNOWN AS THE GLEN OAKS REDEVELOPMENT PLAN TO ESTABLISH AN OFFICE, COMMERCIAL, AND PLANNED RESIDENTIAL OVERLAY DISTRICT FOR SPECIFIC TAX BLOCK AND LOTS PURSUANT TO N.J.S.A. 40A:12A-1 ET SEQ.**

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as the Glen Oaks Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12-1 *et seq.*; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-97-17 the Glen Oaks Redevelopment Plan; and

WHEREAS, the Glen Oaks Redevelopment Plan, as Amended by Ordinances O-01-14, O-11-08, O-14-03, O-14-18, and O-16-14 encompasses an area known as the Glen Oaks Redevelopment Area; and

WHEREAS, the Glen Oaks Redevelopment Plan provides a broad overview for the planning, development, and redevelopment of vacant and underutilized land; and

WHEREAS, the Township Council has determined that more specific plans are necessary in order to effectuate the redevelopment of certain areas within the Glen Oaks Redevelopment Area that have remained undeveloped; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, the Township has determined that it is in the best interest of the Township to further amend the Glen Oaks Redevelopment Plan as it pertains to the permitted uses and bulk and area standards that pertain to the identified blocks and lots, herein within the Township of Gloucester; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to Planning Board Resolution _____; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this Sixth Amendment to the Glen Oaks Redevelopment Plan, as amended, to effectuate the redevelopment of properties that have remained undeveloped within the Glen Oaks Redevelopment Area; and

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, as follows:

SECTION 1. The Township Council does hereby determine that Section IX of the Glen Oaks Redevelopment Plan titled "Zone Plan and Zoning Regulations" is amended to add the following new subsection:

E. GOR-Glen Oaks Redevelopment Overlay District for the following parcels:

BLOCK	LOTS	EXISTING ZONE	OVERLAY ZONE
2302	1 - 6	GI – General Industrial	GOR-Glen Oaks Redevelopment Overlay District
2601	1 - 7	NC – Neighborhood Commercial	GOR-Glen Oaks Redevelopment Overlay District
4101	1 - 4	GI – General Industrial	GOR-Glen Oaks Redevelopment Overlay District
4901	1	BP – Business Park	GOR-Glen Oaks Redevelopment Overlay District

1.0 Glen Oaks Redevelopment Overlay District (GOR)

A. PURPOSE: The purpose of the Glen Oaks Redevelopment Overlay District is to provide flexible redevelopment opportunities to accommodate general offices, light manufacturing and warehousing, commercial and planned commercial development and planned residential development for the identified underutilized properties that meet the goals and objectives of the Glen Oaks Redevelopment Plan, while also being consistent with existing and planned land development patterns.

B. LAND USE AND REDEVELOPMENT: The Redevelopment Plan regulations as set forth below shall apply to projects with redevelopment agreements applying the GOR - Glen Oaks Redevelopment Overlay District requirements and shall supersede the Gloucester Township Land Development Ordinance ("LDO"), except for the following provisions of the LDO that shall be applicable within the Glen Oaks Redevelopment Overlay District to the extent each provision complies with State law, unless otherwise specified in this Redevelopment Plan:

Article V, Performance and Design Standards, except for:

- Section 507, Landscaping and Buffering;
- Section 509, Off-Street Loading;
- Section 510, Off Street Parking;
- Section 511, Recreation Facilities and Open Space; and
- Section 512, (Residential Building Design Standards).

Article VI, Agency Establishment & Rules

Article VII, Development Application Review Procedures

Article VIII, Application Submission Requirements

Article IX, Fees, Guarantees, Inspections & Off-Tract Improvements

Article XI, Administration, Enforcement, Violations & Penalties

Should this section of the redevelopment plan and the foregoing provisions of the LDO conflict, the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Plan shall govern.

C. DEFINITIONS: All terms herein shall have the same meaning as in the Municipal Land Use Law, N.J.S.A. 40:55D-3 through -7, if defined therein, or the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-4, if defined therein, unless otherwise specifically noted.

Notwithstanding, the following definitions and land uses within the LDO shall also be incorporated within this Redevelopment Plan by reference:

- Minor Site Plan (LDO Section 202).
- Major Site Plan (LDO Section 202).
- Minor Subdivision (LDO Section 202).
- Major Subdivision (LDO Section 202).

D. PERMITTED USES: In the Glen Oaks Redevelopment Overlay District, no land shall be used and no building shall be erected, altered, or occupied for any purpose except the following:

1. GENERAL OFFICE USES. Including but not necessarily limited to:

   a. Administrative offices.

   b. General and professional offices.

   c. Banks and financial offices.

d. Medical and dental offices and facilities (including clinical, x-rays, nuclear, and similar medical laboratories).

e. Scientific or industrial research, engineering, testing or experimental laboratories or similar establishments for research and/or product development, including but not limited to pharmaceutical products.

f. Wellness centers, which are defined as hospital-sponsored establishments that provide services, facilities and education to promote health, healthcare, wellness, fitness and health maintenance. Such services and facilities may include exercise and fitness facilities, fitness training and education, restorative health services, physical, speech and occupational therapy, cardiovascular therapy, cardiovascular wellness training and similar facilities and services to enhance health, fitness, wellness and well-being. Such services, facilities and education are to be provided by professional training, health, nutrition and medical personnel to the general public.

g. Nursing homes and assisted living facilities.

h. Daycare facilities (adult and/or child).

2. LIGHT MANUFACTURING AND WAREHOUSING: Including but not limited necessarily limited to the manufacturing of the following:

a. Beverages.

b. Cosmetics.

c. Pharmaceuticals.

d. Printing and publishing.

e. Electronics and small assembly and/or manufacture.

f. Scientific and optical instruments.

g. Warehousing and distribution.

3. GENERAL COMMERCIAL USES: Including but not necessarily limited to:

a. Retail sales and services.

b. Personal sales and services.

c. Restaurants and other eating establishments.

d. Indoor and outdoor recreation and indoor health and fitness centers.

e. Home improvement centers.

f. Instructional studios, including dance studios, martial arts, creative arts, yoga, pilates, music instruction, cooking schools, and other similar instructional schools.

g. Museums.

h. Academic institutions affiliated with the following permitted uses of Section IX.E(1)(D)(1):

i. Medical and dental offices and facilities (including clinical, x-rays, nuclear, and similar medical laboratories).

ii. Scientific or industrial research, engineering, testing or experimental laboratories or similar establishments for research and/or product

development, including but not limited to pharmaceutical products.

iii. Wellness centers, which are defined as hospital-sponsored establishments that provide services, facilities and education to promote health, healthcare, wellness, fitness and health maintenance. Such services and facilities may include exercise and fitness facilities, fitness training and education, restorative health services, physical, speech and occupational therapy, cardiovascular therapy, cardiovascular wellness training and similar facilities and services to enhance health, fitness, wellness and well-being. Such services, facilities and education are to be provided by professional training, health, nutrition and medical personnel to the general public.

4. PLANNED COMMERCIAL DEVELOPMENT: As defined by the Municipal Land Use Law including:

a. Business Park. A planned development specifically designed emphasizing general office uses and/or light manufacturing and warehousing uses and may accommodate at a lower intensity, as a percentage of building coverage, certain commercial uses:

i. A business Park would include but not necessarily be limited to any of the permitted uses as enumerated in Section IX.E(1)(D)(1), General Office Uses and Section IX.E(1)(D)(2), Light Manufacturing and Warehousing and at a lower intensity, as a percentage of building area, commercial uses permitted in Section IX.E(1)(D)(3), General Commercial Uses.

b. Shopping Centers. A planned development specifically designed emphasizing commercial uses and may accommodate at a lower intensity, as a percentage of building area, certain general office uses:

i. A shopping center would include but not necessarily be limited to any of the permitted uses in Section IX.E(1)(D)(3), General Commercial Uses and at a lower intensity the uses permitted in Section IX.E(1)(D)(1), General Office Uses.

c. Hotels and motels. A planned development that may also incorporate any of the following permitted uses in Section IX.E(1)(D)(1), General Office Uses:

i. Administrative offices.

ii. General and professional offices.

iii. Banks and financial offices; and,

the following permitted uses in Section IX.E(1)(D)(3), General Commercial Uses.

iv. Retail sales and services.

v. Personal sales and services.

vi. Restaurants and other eating establishments.

vii. Indoor and outdoor recreation and indoor health and fitness centers; and,

The following additional uses.

viii. Car rental facilities.

ix. Banquet facilities.

x. Night clubs within a hotel only.

d. Conference Center. A planned development that may also incorporate any of the following uses in Section IX.E(1)(D)(1), General Office Uses.

i. Administrative offices.

ii. General and professional offices.

iii. Banks and financial offices; and,

The following permitted uses in Section IX.E(1)(D)(3), General Commercial Uses.

iv. Retail sales and services.

v. Personal sales and services.

vi. Restaurants and other eating establishments.

vii. Indoor and outdoor recreation and indoor health and fitness centers.

e. Multi-Screen movie theater. A planned development that may also incorporate any of the following permitted uses in Section IX.E(1)(D)(3) General Commercial Uses.

i. Retail sales and services.

ii. Personal sales and services.

iii. Restaurants and other eating establishments.

iv. Indoor and outdoor recreation and indoor health and fitness centers.

5. PLANNED RESIDENTIAL DEVELOPMENT: The following residential uses shall be permitted as an alternative to other permitted uses within the Glen Oaks Redevelopment Overlay District with the specific intent to encourage Planned Development of appropriate residential densities when combined with a desirable visual environment and open space to provide a transition between existing commercial development in the Glen Oaks Redevelopment Area and adjacent single-family residential development:

a. Townhouses and condominium units.

b. Garden-style and multi-story multi-family residential dwellings, whether for sale or rent, provided that such facilities exceeding three stories shall provide for reasonable security and access controls as the Redevelopment Entity and/or appropriate land use board may determine as part of site plan review.

c. Live-Work Units, which would include an attached or detached unit that contains a business and a residential unit.

d. Accessory uses customarily associated with planned residential development, such as clubhouses, outdoor and indoor recreation areas, pools, gatehouses, community gardens, and other similar uses and amenities.

E. ACCESSORY USES AND STRUCTURES. Any of the following uses and structures may be permitted when used in conjunction with the permitted principal uses:

1. Security office.
2. Employee cafeteria and recreational facilities planned as an integral component of the principal use.
3. Off-street and structured parking.
4. Fences and walls.
5. Bicycle racks.
6. Signs.

7. Minor and Major Home Occupations within a permitted residential use, subject to Section 422.G, Home Occupations of the LDO.
8. Maintenance buildings.
9. Helistops for helicopter takeoffs and landings, as part of a site plan approval.
10. Satellite dish and television antennae.
11. Utilities such as electric, natural gas, public water, and sanitary sewer.
12. Outdoor display of merchandise, products, equipment or similar material or objects, subject to site plan approval.
13. Renewable energy facilities that produce electric energy from solar or photovoltaic technologies, and electric charging stations for vehicles.
14. Child care centers as required to be licensed by the Department of Human Services pursuant to P.L. 1983, c.492 (N.J.S.A. 30:5B-1 et. seq.) within nonresidential uses, when on the business premises and operated for the benefit of employees and tenants either within the building in which the child care center is located, or elsewhere within the Redevelopment Area.
15. Other accessory uses which are customary, subordinate and incidental to a permitted use.

F. BUFFERS: A buffer shall be incorporated into the design of any development that is adjacent existing residential or residentially zoned development within the Glen Oaks Redevelopment Overlay District.

1. The width of the buffer shall be at the discretion of the Redevelopment Entity, which may follow certain environmental features, if applicable, and may be required to screen different land use intensities, protect natural resources and topographic conditions, and preserve the natural character and viewsheds of the Township.

G. UTILITIES: At the discretion of the Redevelopment Entity, certain utilities may be permitted as principal uses within the Glen Oaks Redevelopment Overlay District should the use be deemed necessary to satisfy a regional need and will promote public health, safety and general welfare.

H. MULTIPLE USES, BUILDINGS, AND STRUCTURES: Multiple uses, buildings, and structures are permitted on a single lot, and multiple uses are permitted in a single building or structure.

I. RESIDENTIAL SITE IMPROVEMENT STANDARDS (RSIS): All site improvements constructed in connection with residential development shall comply with the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.

J. RECREATION IN A PLANNED RESIDENTIAL DEVELOPMENT: All planned residential developments shall provide sufficient open space and recreation facilities, as determined during the redevelopment and site plan or subdivision approval process, or, in lieu of providing open space and recreational facilities in the Redevelopment Area, the redeveloper may provide any alternative available under applicable law.

K. OFF-STREET LOADING AND PARKING STANDARDS: When reviewing the site plan, the Planning Board shall determine, upon evidence submitted by the applicant and competent testimony, the number of loading and parking spaces required to meet the expected demand. The Planning Board may reduce the required loading and parking for any use if it is part of a larger, multi- use or multi-tenant development and it can be demonstrated that shared

loading and parking arrangements would reduce the overall demand. The design of any loading and parking area (other than the number of spaces) should be based on, but not strictly limited to, the design criteria in Sections 509, Off-Street Loading and 510, Off-Street Parking of the LDO.

L. ADDITIONAL REQUIREMENTS: The following additional requirements shall apply to any use in the Glen Oaks Redevelopment Overlay District.

1. All buildings or uses shall be served by public water and sewer.
2. All buildings on a single office or commercial site shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential area shall be suitably finished for aesthetic purposes.
3. All applications for development involving the proposed construction of one or more buildings must be accompanied by a landscape plan that is signed and sealed by a Landscape Architect licensed in the State of New Jersey.
4. All parking areas used in connection with commercial uses shall be screened through the use of landscaping and/or decorative fencing.
5. Driveways associated with residential development shall comply with Section 424, Driveways (Residential) of the LDO, except as Section 424, Driveways (Residential) may be superseded by the Statewide Residential Site Improvements Standards, N.J.A.C. 5:21.
6. Fences, hedges, and walls shall comply with Section 425, Fences, Hedges, Walls of the LDO.
7. Signs for on-premise advertising shall be of a suitable size and design in consideration of the building or premises on which they are located, the business which they advertise, and consistent with Section IV, Objectives of the Glen Oaks Redevelopment Plan.
8. Parking lot layout shall take into consideration pedestrian circulation and activities and may be required to include crosswalks, walkways, bicycle lanes of appropriate width or bicycle compatible features including "sharrow" line striping and signage, and include landscape and hardscape elements.
9. Street and site lighting shall achieve adequate illumination for each specific land use while maintaining architecturally attractive elements and design characteristics consistent with the overall redevelopment plan.
10. Freedom of design is to be encouraged, keeping in mind that buildings shall be constructed in an architecturally appealing manner to advance scenic vistas and viewsheds to enhance the redevelopment of the Glen Oaks Redevelopment Overlay District and shall complement other improvements in the area.

M. DEVELOPMENT AND REDEVELOPMENT REGULATIONS. The Township of Gloucester cannot anticipate the number and diversity of design and land use projects for the GOR-Glen Oaks Redevelopment Overlay District; however, the following general provisions shall apply to guide redevelopment in accordance with the goals and objectives of the Redevelopment Plan:

1. The Redevelopment Entity and the redeveloper shall comply with all statutes of the State of New Jersey governing development and redevelopment including but not limited to

N.J.S.A. 40:55D-1 et seq. and N.J.S.A. 40A:12A-1 et seq., as applicable.

2. The designated redeveloper shall comply with all application submission requirements, design standards and development regulations of the Redevelopment Plan, except where waivers are properly approved.

3. Redevelopment proposals will be evaluated as to how they appropriately achieve the redevelopment goals and objectives of the Redevelopment Plan, independently and interdependently.

4. Flexibility in project planning and design shall be considered; however, building architecture and site improvements shall incorporate quality materials and construction, as well as, functional integration of site plan elements (i.e., landscaping, lighting, parking, stormwater management, etc.) based on recognized smart growth principles.

5. The designated redeveloper may consolidate, subdivide and condominiumize the property or a portion of the property.

6. The redeveloper shall have the option to enter into agreements with subdevelopers for the development of sub-projects within the Redevelopment Area, as further described in the redevelopment agreement or agreements entered into between the redeveloper and the Redevelopment Entity.

7. Goals of the Glen Oaks Redevelopment Plan are for the Township to be a prudent guardian of the land within its borders and to provide for a variety of land uses to meet the needs of the residents; monitor and adapt to physical, environmental and social changes; deteriorated property must be repaired or replaced; substandard property must be improved; obsolete conditions must be eliminated; and, appropriate development of vacant land be permitted.

   a. Therefore, the requisite redevelopment agreement between the Redevelopment Entity and the redeveloper may provide parameters for the mix of taxable and tax-exempt uses, if applicable.

   b. A redevelopment agreement between the Redevelopment Entity and the redeveloper may also set forth bulk parameters for density, floor area ratio, property line setbacks, building height, and other similar development standards, or such bulk parameters may be set forth in a subsequent amendment to this Redevelopment Plan.

SECTION 2. That Article IX, titled "Zone Plan and Zoning Regulations" be and is hereby amended to add the following

F. PROHIBITED USES

1. Any principal use or structure not specified as a permitted use in Glen Oaks Redevelopment Area shall be deemed to be prohibited. Additionally, no land shall be used and no building shall be erected, altered or occupied for any of the following purposes:

   a. Junk yards.
   b. Auto salvage yards.
   c. Adult Cabaret establishments and Adult Media Stores, as those terms are defined in Section 202 of the LDO.
   d. Stockyards and slaughterhouses.
   e. Quarrying, mining, and other resource extraction or recovery, except for the removal of soil approved in connection with an approved site plan or subdivision plan.
   f. Sanitary landfills, transfer stations or resource recovery facilities.

g. Incinerators.
h. Occupation of recreational vehicles and trailers for residential purposes.
i. Airports and heliports comprising support facilities such as fuel, hangaring and attendants.
j. Outdoor display of merchandise, products, equipment or similar material or objects, other than that permitted and approved pursuant to Section IX.E(1.0)(E)(12), Accessory Uses and Structures.
k. Outdoor storage.
l. Recycling Centers as defined by N.J.A.C. 7:26A-1.3.

SECTION 3. That Article XVI, titled "Procedures for Amending The Plan" Section A be repealed in its entirety and replaced with the following:

A. This plan may be amended or revised from time to time upon compliance with the requirements of law, provided that, when the revision or amendment materially affects an owner with an interest in the Redevelopment Area, the Township provides written notice to the current owner whose interest therein is materially affected.

SECTION 4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

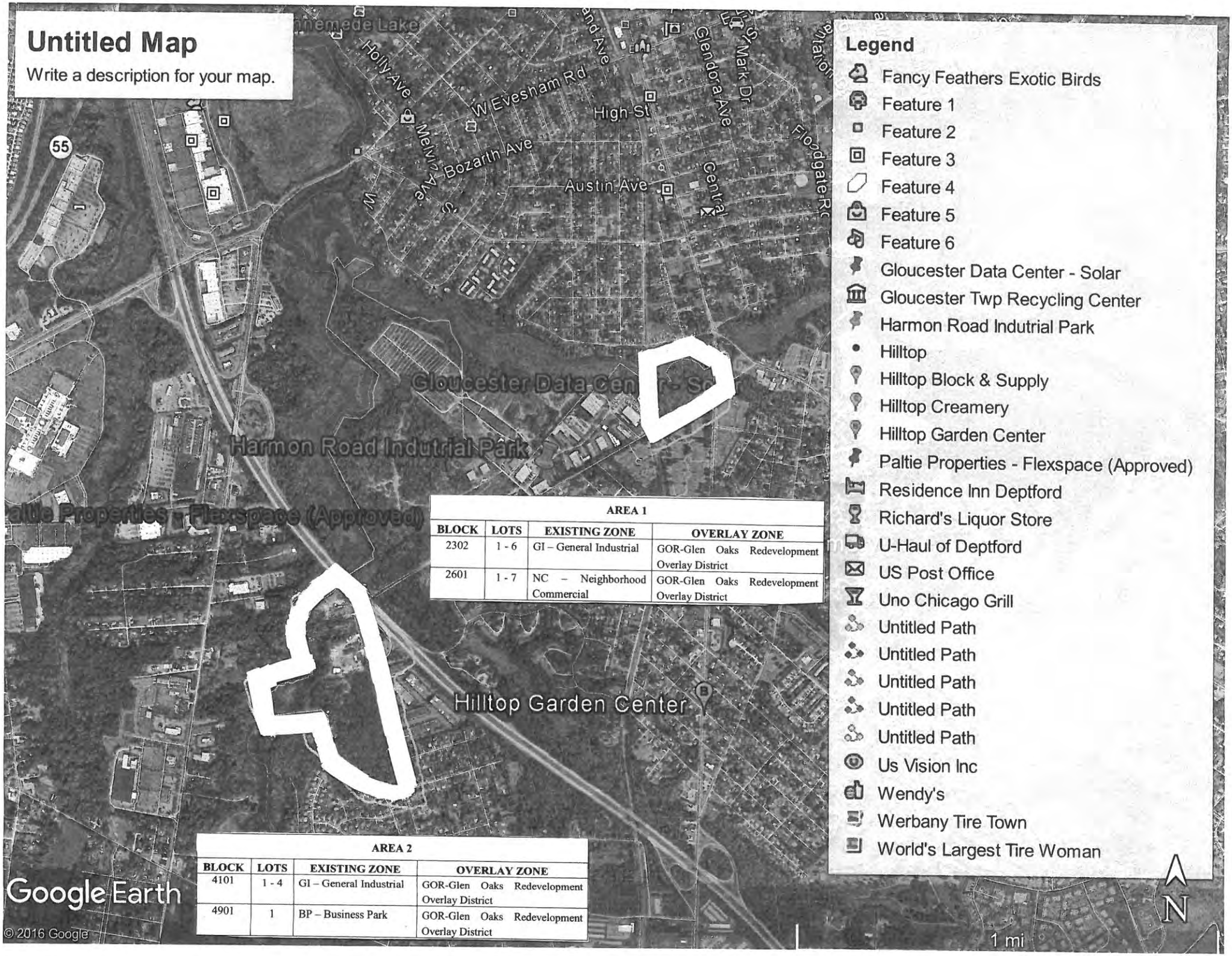
Introduced: January 9, 2017
Adopted:

ATTEST:

_____
President of Council

_____
Township Clerk

_____
Mayor

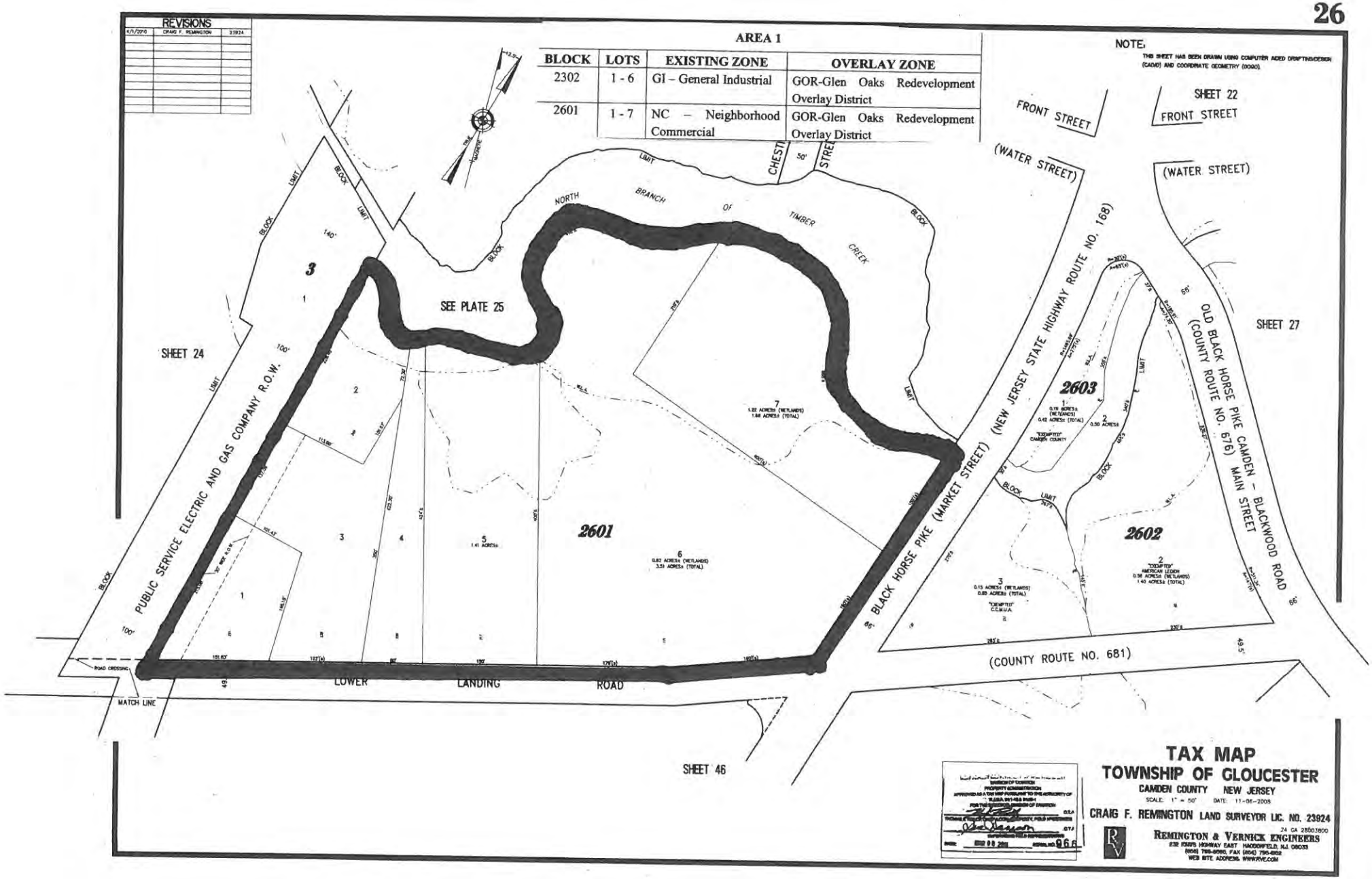


AREA 1

BLOCK	LOTS	EXISTING ZONE	OVERLAY ZONE
2302	1 - 6	GI – General Industrial	GOR-Glen Oaks Redevelopment Overlay District
2601	1 - 7	NC – Neighborhood Commercial	GOR-Glen Oaks Redevelopment Overlay District

AREA 2

BLOCK	LOTS	EXISTING ZONE	OVERLAY ZONE
4101	1 - 4	GI – General Industrial	GOR-Glen Oaks Redevelopment Overlay District
4901	1	BP – Business Park	GOR-Glen Oaks Redevelopment Overlay District

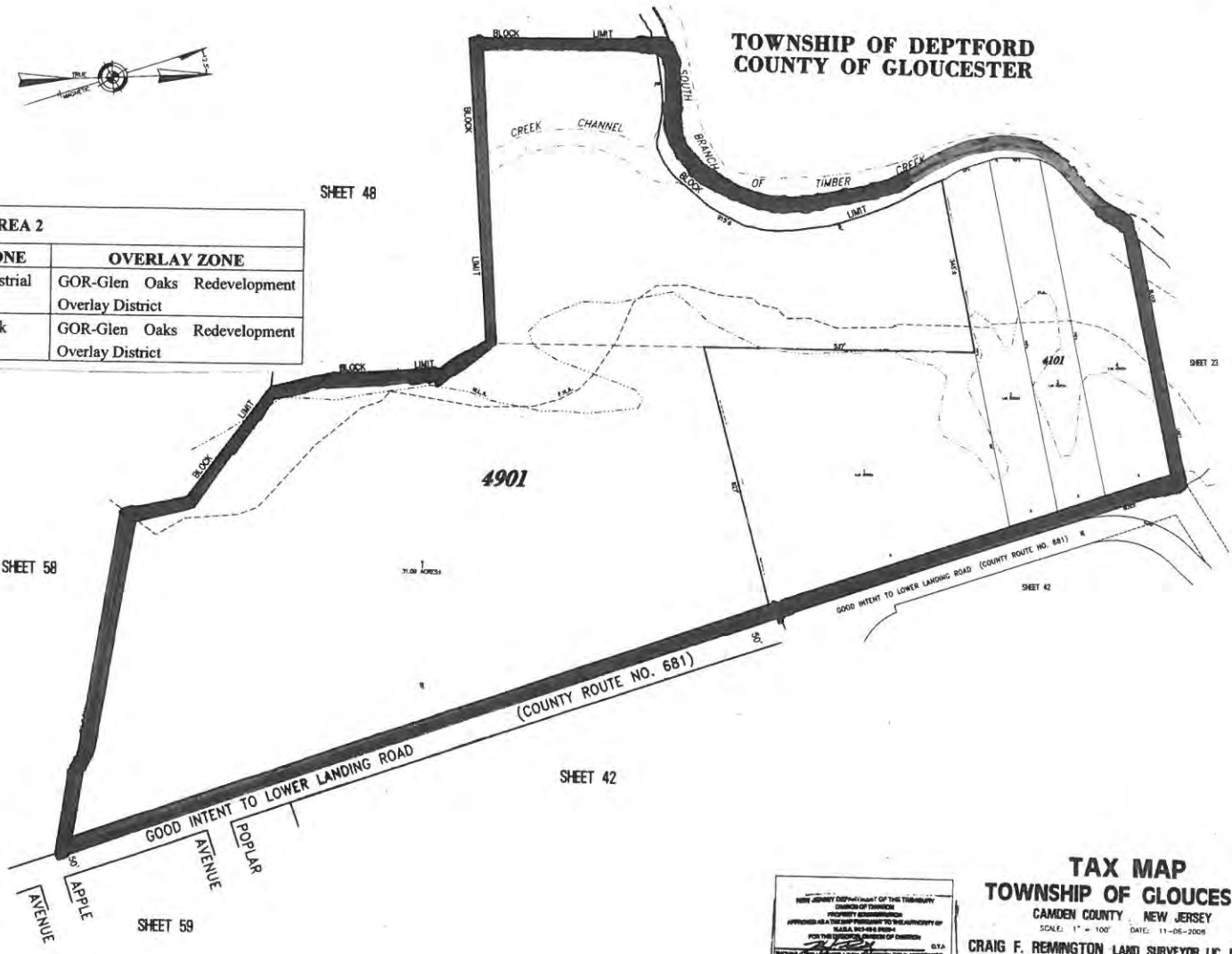

REVISIONS
4/1/2010 CRAIG F. REMINGTON 23924
AREA 1
BLOCK | LOTS | EXISTING ZONE | OVERLAY ZONE
2302 | 1 - 6 | GI – General Industrial | GOR-Glen Oaks Redevelopment Overlay District
2601 | 1 - 7 | NC – Neighborhood Commercial | GOR-Glen Oaks Redevelopment Overlay District
NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).
SHEET 24
SHEET 22
SHEET 27
SHEET 46
SEE PLATE 25
FRONT STREET
(WATER STREET)
NORTH BRANCH OF TIMBER CREEK
PUBLIC SERVICE ELECTRIC AND GAS COMPANY R.O.W.
BLACK HORSE PIKE (MARKET STREET) (NEW JERSEY STATE HIGHWAY ROUTE NO. 168)
OLD BLACK HORSE PIKE CAMDEN – BLACKWOOD ROAD (COUNTY ROUTE NO. 676) MAIN STREET
(COUNTY ROUTE NO. 681)
LOWER LANDING ROAD
MATCH LINE
2601
2602
2603
TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 50' DATE: 11-06-2009
CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23924
REMINGTON & VERNICK ENGINEERS

REVISIONS		
6/1/2010	CRAIG F. REMINGTON	23924

NOTE:
THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/DESIGN (CADD) AND COORDINATE GEOMETRY (COGO).

TOWNSHIP OF DEPTFORD
COUNTY OF GLOUCESTER

AREA 2			
BLOCK	**LOTS**	**EXISTING ZONE**	**OVERLAY ZONE**
4101	1 - 4	GI – General Industrial	GOR-Glen Oaks Redevelopment Overlay District
4901	1	BP – Business Park	GOR-Glen Oaks Redevelopment Overlay District



TAX MAP
TOWNSHIP OF GLOUCESTER
CAMDEN COUNTY NEW JERSEY
SCALE: 1" = 100' DATE: 11-05-2009

CRAIG F. REMINGTON LAND SURVEYOR LIC. NO. 23824
24 GA 28003800

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