

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday March 28, 2017

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:

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

Chairman Owens requests Mr. Reagan sit for Mr. Kricun who agreed.
Chairman Owens ask to swear in Board Professionals.

Minutes for Memorialization

Minutes from February 28, 2017.
Chairman Owens requested a motion to approve the minutes
Mr. Reagan made a motion seconded by Councilman Hutchinson.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchinson	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#171006RDSPW
Northbrook Behavioral
Health Hospital

Site Plan Waiver
Block: 12301 Lot: 1.01
Location: 425 Woodbury-Turnersville
Blackwood, New Jersey 08012
Zoned: LLP-1 Lakeland
Redevelopment

Chairman Owens asked for a motion to approve the Resolution.
 Mr. Reagan made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Washington	Yes
Councilman Hutchinson	Yes
Chairman Owens	Yes

Applications for Review

#162063CM
Larry & Marc, LLC

Site Plan Waiver/Bulk C Variance
Block: 12616 Lot: 2
Location: 1 Dearborne Avenue
Blackwood, NJ
Zoned: NC
24' x 40' Commercial Garage,
10' x 20' Commercial Shed & 8' x 13'
Commercial Storage Shed

NOTES:

Mr. Bob Incollingo approached the podium introduced himself as an Attorney representing his client the applicant, Larry & Marc LLC. He mentioned the individuals he brought with him to testify. He then asked the board to swear in the witnesses and all gave announced their qualifications.

Mr. Meglino was asked to testify. He stated he was a 50% owner and that the company owned the property that Precision Flooring rents from them. He states he's the President of the company and has been doing this type of business for 15 years. Mr. Kupiec is Vice President & office manager. He stated that the Dearborne Ave. Office is a one-story building with a few offices inside and there is no other kind of work going on at this location. He authenticated pictures shown to him as the building on the property in question as these are marked as exhibits.

Mr. Meglino continued to answer questions about the lot. He stated there are 2 wood structure sheds each single story only. Shed one was the original with an additional added later. He stated the garage is 20' x 40' which is one story housing only company trucks & vehicles to deter vandalism and winter shelter. No supplies are stored in any structure all materials are shipped directly to the project/job. The yard housing all sheds and garage are chain linked fenced, with only slight access through locked gates. Shrubbery is on the front of the property. Installed lighting is basically for security reasons, which does not provide lighting for the parking lot that has a total of 8 spots.

It was noted that there are no residences in the area just other businesses. The hours of operation are 8-5 for commercial sales only with just small deliveries of office supplies only. There is no appreciable rain runoff from the property that causes flooding thus there was never any drainage system needed.

Mr. Toms from Long Engineering & Land Surveying was asked to approach the podium to testify. Mr. Toms was asked about his qualification and dealings with this project. He stated he helped prepare maps and reviewed the letter of concerns from the board.

He was asked about the zoning of the property and the surroundings. This property is Zoned NC while those across the street are R3 Zone. He continued to specifically describe the area zones and traffic patterns. He stated that site lighting seemed adequate for the type business and the hours of operation is daytime only.

The question was asked why there was a need for a hardship. Mr. Toms stated that the sheds had a small area between them which was the only buildable area because of the previous zoning setbacks. These setbacks would cause the addition of another shed to be really close to the other sheds making the rear yard seem congested. The hardship is that compliance with the setbacks would obstruct access to the yard. The 6' high white fence around the building hides most of the buildings to the roof line while there are trees outside the fenced area that also helps.

Further discussion included:

Supply delivery: Most deliveries are FedEx type delivered to the side office door. Thus, since no bulk deliveries there is no need for a dedicated loading zone as discussed in the ordinance.

Trash removal: Since there is no real trash from the site, there is no need for a trash enclosure, curb pickup is sufficient for the amount of trash produced.

Sidewalks: There are no sidewalks on adjacent businesses.

Curbing: If to be installed would create paddling along the curb line, whereas now the runoff just drains into the grassy area along the street line.

Chairman Owens asked if there were any questions from the public.

None

Chairman Owens asked any questions from the Board?

Mr. Lechner stated that the comments on the Board Letter were not all addressed and that the applicant is asking for variance on most of the concerns in the Board letter.

Mr. Incolingo stated that a Small Business may not be subjected to the regular restrictions that have been applied to others in the area.

It was noted that the Tax assessor will re-evaluate the property.

It was also suggested that since the sheds do not hold minimal construction tools that the sheds could be put together on one lot, consolidated to alleviate the concerns from the zoning setbacks.

Discussion ensued on the past developments that created the current situation and ideas were entertained as how to rectify the problem. It was mentioned that permits for continued use and compliance were needed. Also discussed was the outside building lighting with concern for glare that is created.

It was stated that there will be a 6 month timeline for all concerns to be addressed and completed.

Chairman Owens asked for a motion to approve the Application.
Mrs. Washington made a motion seconded by Councilman Hutchinson.

Roll Call:

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

General Correspondence

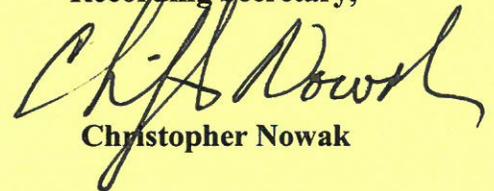
Chairman Owens asked attending members if they had any Board Business.

The Villages at Cross Keys – Phase IV
Treatment Works Approval (TWA) Sanitary Sewer Extension
Block: 18501 Lots: 2&11
Department of Environmental Protection Division of Water Quality

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

Meeting Adjourned.

Recording Secretary,



Christopher Nowak