Township of Gloucester
Planning Board Agenda
January 9, 2018

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 – November 28, 2017

RESOLUTIONS FOR MEMORIALIZATION

#171008RDPFSS
Sahaj Hospitality, LLC
Holiday Inn Express

Preliminary/Final Major Site
Block: 2601, Lots: 5,6 & 7

#171060M
Steven Rizzo, Inc.

Minor Subdivision
Block: 7501 Lot: 16

Meeting Adjourned

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 9th<u>th day of January, 2018.</u>

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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 9th day of January, 2018.

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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 9th day of January, 2018.

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Secretary

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

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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 9th Day of January, 2018.

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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

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Secretary

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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 9th Day of January, 2018.

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Secretary

RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD AUTHORIZING KENNETH D. LECHNER TO ACT AS ACTING SECRETARY TO THE PLANNING BOARD WHEN NECESSARY TO SERVE INSTEAD OF SECRETARY

Whereas, Kenneth D. Lechner, PP, AICP, is duly elected Board Secretary for the Planning Board of the Township of Gloucester; and

WHEREAS, the Board is need of an acting secretary to to execute documents in the name of the Secretary any time when the secretary is unavailable, and

NOW, THEREFORE be is resolved that Kenneth D. Lechner shall be and is hereby elected as Acting Secretary to serve in the place of whenever the secretary is unavailable and Mr. Kenneth D. Lechner shall have on those occasions full authority to execute any and all documentation including without limitation, resolutions, deeds and plans. In the event of such necessary Mr. Lechner shall sign his name using title Acting Secretary.

ATTEST

TOWNSHIP OF GLOUCESTER PLANNING BOARD

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Chairman

_____

Secretary

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Gloucester Township Planning Board at a meeting held on the 9th day of January, 2018.

_____

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

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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 9th day of January, 2018.

_____
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:

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

ATTEST: **OWNSHIP 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 Meetiang held on the 9th day of January, 2018.

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Kenneth D. Lechner

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 9th Day of January, 2018.

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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

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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 09, 2018 through the date of the 2018 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 9th day of January, 2018.

_____

Secretary

GLOUCESTER TOWNSHIP PLANNING BOARD

Regular Meeting Schedule 2018

Take Notice a Resolution of the Planning Board of the Township of Gloucester Established Regular Meeting dates for 2018 to be Heard in the Council Room of Gloucester Township Municipal Complex, Located 1261 Chews Landing-Clementon Rd. at 7:00 PM for the following dates:

REGULAR MEETINGS/COUNCIL ROOM 7:00 PM

January 09, 2018
January 23, 2018
February 13, 2018
February 27, 2018
March 13, 2018
March 27, 2018
April 10, 2018
April 24, 2018
May 08, 2018
May 22, 2018
June 12, 2018
June 26, 2018
July 10, 2018
July 24, 2018
August 14, 2018
August 28, 2018
September 11, 2018
September 25, 2018
October 09, 2018
October 23, 2018
November 13, 2018
November 27, 2018
December 11, 2018

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 9, 2018 through the date of the 2018 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.**

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

JANUARY 16, 2018

FEBRUARY 20, 2018

MARCH 20, 2018

APRIL 17, 2018

MAY 15, 2018

JUNE 19, 2018

JULY 17, 2018

AUGUST 21, 2018

SEPTEMBER 18, 2018

OCTOBER 16, 2018

NOVEMBER 20, 2018

DECEMBER 18, 2018

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 9th day of January , 2018.

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Secretary

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday November 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. Guevara	Absent
Mr. Kricun	Absent
Mr. Reagan	Present
Mrs. Washington	Absent
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Chairman Owens	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Owens asked Mrs. Bradley to sit in for Mr. Guevara who agreed.
Chairman Owens asked Mr. Reagan to sit in for Mrs. Washington who agreed
Chairman Owens ask that the Board Professionals to be Sworn in.
Chairman Owens announced general rules of the meeting.

Minutes for Memorialization

Minutes from November 14, 2017.
Chairman Owens requested a motion to approve the minutes
Mr. Dintino made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

Resolutions for Memorialization

#171056SPW
WaWa, Inc.

Site Plan Waiver
Block: 13102 Lot: 2

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

Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

#171033RDAMPFS
Senior Housing
Development, LLC

Subdivision/Preliminary & Final
Major Site Plan
Block: 18319 Lot: 1
Location: 2 Independence Blvd.
Sicklerville, NJ 08081
58,000 ft.sq. Skilled Nursing Bldg.
Assisted Living

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

Roll Call:

Mr. Dintino	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

Applications for Review

#171008RDPFSS
Sahaj Hospitality. LLC
Holiday Inn Express &
Suites & Hotel
(Former B.H.P. Motel Site)

Preliminary/Final Major Site
Block: 2601, Lots: 5,6, & 7
Location: 2000 Black Horse Pike Blackwood
73 Room (4) Story - Post Expansion Possible

NOTES:

Mr. Damien DelDuca Esq. from DelDuca Lewis, LLC Law Firm approached the podium stating he is representing Sahaj Hospitality for a site plan approval on Block: 2601 Lot: 5/6/7 for the purpose of building a Four-Story Holiday Inn Express Hotel.
Mr. DelDuca produced and submitted color renderings of presentation plan and elevations as exhibits to help in the description of the property development. Mr. DelDuca continued to describe its location on the former site of the Black Horse Pike Motel on Lower Landing Road in the Glen Oaks Redevelopment area. He stated his client was designated as the developer for this property in the Redevelopment agreement. They are appearing here in front of the Board as the next step in the process of obtaining final site approval for building, focusing on the particulars of the site improvements. He briefly mentioned some of the points he will be discussing such as the footprint on the lot, parking lot, retention walls, drainage, trash enclosure, landscaping, lighting, etc.
Mr. DelDuca reintroduced the color renderings as Exhibit A1 & A2. He then asked Mr. Krunal Patel to testify, who was sworn in. He is the principal purchaser of the project. He stated the property is a typical Holiday Inn Express with 73 rooms of limited services, such as a pool fitness room or continental breakfast w/ No other food or bar services. The average employee load would be 35-40 with avg. of 12-15 working at the same time with a 24hrs front desk service. Access to building only by 24hr. front lobby w/ keyed access till 9pm through rear entrance. There will be only general hotel supplies by common small carrier during normal working hours.
Mr. DelDuca and Mr. Patel continued to entertain Board questions. It was noted that there is a possible 12 room expansion capability if needed in the future but not ever to exceed 100 rooms total.
Mr. DelDuca introduced Dave Kreck – Project Engineer who prepared those plans. Mr. Kreck was sworn in and recognized as a professional.
Mr. DelDuca asked Mr. Kreck to outline what is proposed. Mr. Kreck described the general layout & development of the property& requirements, such as:

a) Future room expansion – poss. 12 room expansion.
b) Parking spaces as related to the amount of the rooms more than adequate.
c) The entrance locations – only one way in or out in the front of property.
d) Handicapped parking – established closest to front door.
e) Flood hazard areas identified by DEP.
f) Additional parking – to the rear & left of the hotel.
g) Water front development plans.
h) Water runoff management – so as not to impact wetlands area on the rear of property.
i) Tidal claimed areas – lower half nearest to inlet.
j) Retaining wall – rear of property to maintain consistent support from 30 ft. drop slopping area..
k) High water mark as in relation to the floor of the hotel.
l) Sight lines of the hotel – mostly hidden by tree line but exposed to houses at the properties rear.

m) Property aesthetics – proper positioning of the building on the lot w/ landscaping.
n) Lighting improvements – evenly distribute parking lot lighting with avg. lumens.
o) Property setbacks – setbacks according to redevelopment site planning.
p) Loading zone – located rear of property.
q) Noise – none to be created even with the outside patio.
r) Signage – monument sign and 2 large mounted on sides of building, none facing residential areas, incorporate Gloucester Township into the sign base on the corner of lower landing and black horse pike.
s) Front door canopy – enlarged to capture passing state highway traffic.

This was the end of the site plan proposals but Mr. DelDuca went on to discuss some submission waiver requirements with Mr. Kreck before answering any questions on the plan proposals. The following waivers were discussed:

a) Traffic report – to be submitted through the County and DEP for water front development permit.
b) DEP Requirements – LOI (Letter of Interpretation from DEP) establishing wetlands existence and LOV (Line of Verification) establishing the wetlands parameters already submitted.
   Flood hazard areas already established with the verification of mean water line.
   This water line verification allowed progression to Phase 2 – Land development.
   Land improvements/development not anywhere near the wetlands, 50' buffer but permit needed for water front development.
   Storm water runoff has a stable discharge to water level above high-water line.
   All outside approvals/permits will be submitted to the Board.

Mr. Bach had requested an environmental statement for Phase 1 but its was noted that it was not readily available and that Mr. DelDuca will investigate to get one from previous approval since the property has always been approved as a hotel site.
Mr. DelDuca had asked Mr. Kreck about the bike path indicated in Mr. Lechner's letter. Mr. Kreck responded that the PSE&G easement of the Fitness Trail will be connected to the hotel by way of a stripped bike way with signage on Lower Landing road provided it is approved by the County.
Mr. Kreck stated that there was one last problem needing a waiver. He stated that the structural engineer had a problem with the foundation for the masonry trash enclosure. Since the enclosure was so close to the embankment, he wanted to down-grade the enclosure to a fence, so that there would not be such an extensive footing needed for the masonry wall enclosure. A slight discussion ensued where further solutions can be investigated for its placement so as to meet the zoning requirement.
Mr. Back suggested timber railings on the edge of the embankment, further discussion.
Further discussion ensued:
rear entrance - the rear door is enclosed by a fence w/ a gate. The rear entrance with be unlocked but key card accessible only after 10pm.
Sidewalks – sidewalks will be extended to ends of property and replaced where existing.

Chairman Owens asked if there were any questions form the Board?
None
Chairman Owens asked if there were any questions form the Public?

1. Kenneth Benson – adjacent to the property in question.
   Mr. Benson was concerned with the quality of life for the area residents.
   He does not see the need for this hotel nor the height of the structure.
   He was concerned about what type of clients will be residing at this hotel.
   He doesn't see that this is the appropriate place for this establishment.

2. Terry Watsmore – Lives on Front Street
   Mr. Watsmore was concerned about the environmental impact and traffic caused by the hotel.

3. Matthew Gail – Lives on Front Street
   Mr. Gail was concerned about:
   -Lighting on the property
   -Value of properties in the area
   - No notice was given prior to this meeting. He states cause of the increased structure height there should have been additional notice given.

4. Nelson Valentine – Lives on Front Street
   Mr. Valentine was concerned about:
   -Tax Abatement given to the Hotel
   -Intersection Traffic
   - Extension of bike path

A brief discussion from Board Professionals ensued to answer all questions and satisfy each residents concern.
Chairman Owens closed the public portion of the meeting.

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

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

#171060M
Steven Rizzo, Inc.

Minor Sub Division
Block: 7501 Lot: 16
Location: 1712 King Street
Blackwood, NJ
Vacant Lot (1) into (2)

NOTES:
Michael Albano Esq. from Runnemede NJ approached the podium. He stated he is here on behave of Steven Rizzo Inc., asking for a minor sub-division of a vacant lot on King Street which is being divided into two lots. The division meets all the requirements of the minor sub-division application.
Mr. Albano introduced Steven Rizzo, Chief Company Purchaser of the Lot who was sworn in. He addressed the comments in the letter from the Board. He stated he is in an agreement of sale which depends on the outcome of this meeting.
Mr. Albano stated that they are using the lots to put up two-two story homes similar to the existing homes on the street. He felt that the homes would finish off the neighborhood and remove the remaining undeveloped area.
Mr. Albano was asked by the Chairman if there were any questions or concerns from the letters sent by the board.
Mr. Albano stated there was no real concerns about the questions arised in the Board Letter. There was only a slight discussion and understanding about the grading plan, underground electric utilities, sidewalks/curbs and sub-division review comments.
Mr. Albano stated that all Board requirements will be complied too.

Chairman Owens asked if there were any questions from the Board?
None
Chairman Owens asked if there were any questions from the Public?
None

Chairman Owens asked for a motion to approve the Application.
Mr. Regan made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Reagan	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Chairman Owens	Yes

General Correspondence

Mr. Lechner stated:

A notice was received from DOT updating the area wetlands.
A notice received from PSE&G that they would be clearing the lines in the area.
There would be No meeting on December 12, 2017.
The next meeting will be for re-organization on January 9, 2017.

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FOR SAHAJ HOSPITALITY, LLC APPLICATION NO.: 171008RDPFSS

WHEREAS, on November 28, 2017, consideration was given to the application of Sahaj Hospitality, LLC (hereinafter the "Applicant") for the property located at 2000 Black Horse Pike, identified on the Tax Map for the Township of Gloucester as Block 2601, Lots 5, 6, & 7 (hereinafter the "Property"), for Preliminary and Final Major Site Plan approval; and

WHEREAS, the Applicant is seeking Preliminary and Final Major Site Plan approval to construct a four-story 11,976 sq ft Holiday Inn Express with associated site improvements within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR); and

WHEREAS, Mr. Damien O. Del Duca, Esq., of Del Duca Lewis, appeared on behalf of the Applicant and presented the application; Mr. David Kreck, P.E., of the Petit Group, was sworn in and qualified as the Applicant's engineering expert; and Mr. Krunal Patel, principal of the Applicant, was sworn in and testified on behalf of the Applicant; and

WHEREAS, the Applicant submitted Exhibit A-1: Presentation Plan (colorized site plan); Exhibit A-2: Color Elevations of Proposed Holiday Inn Express; Exhibit A-3: Aerial Depiction of Site Plan Rendering; and Exhibit A-4: Property Elevation Sheets; and

WHEREAS, Mr. Del Duca provided an overview of the Application; and explained that the Applicant has a Redevelopment Agreement from the Township Council, dated September 12, 2017, designating the Applicant as a Redevelopment Entity; and

WHEREAS, Mr. Patel testified: that the proposed four-story Holiday Inn Express will be open twenty-four (24) hours a day, seven (7) days a week and will initially have seventy-three (73) rooms with room for expansion for an additional twelve (12) rooms; that the Holiday Inn Express will offer a continental breakfast but will not include a restaurant or serve alcohol; that the Holiday Inn Express will not be an extended stay motel; that a concrete patio containing furniture will be included at the Property; as to the number of employees working at the motel; as to the trash enclosure and trash pickup at the Property; and deliveries at the Property; and

WHEREAS, upon query from the Board, Mr. Del Duca clarified the proposed access to the Property; and that the Applicant only seeks approval for the number of rooms included in the Application, and will return to the Board if the Applicant desires to expand beyond the number of rooms proposed in the Application; and

WHEREAS, upon query from the Board, Mr. Patel clarified and provided further testimony as to the security at the proposed Holiday Inn Express, specifically what doors will be locked and unlocked during normal hours and in the evening; that the Applicant will not expand beyond the number of rooms requested in the Application; and that the Applicant has never managed a Holiday Inn Express before; and

WHEREAS, referencing Exhibits A-1, A-2, A-3, and A-4, Mr. Kreck testified that the Property is currently vacant, and explained the construction of the Holiday Inn Express and associated site improvements, including the possible ground-level expansion of additional rooms; Mr. Kreck further testified as to the number of parking spaces; site lighting; site circulation and loading; landscaping and buffering; surrounding environmental conditions; direction of sloping, grading, and elevation of the Property; and

WHEREAS, upon query from the Board and Board professionals, Mr. Kreck testified that the Applicant intends to comply with the lighting requirements of the Township of Gloucester Land Development Ordinance, and will include shielding and adjust the Property lighting as required by the Board professionals in order to ensure compliance; and

WHEREAS, Mr. Kreck testified that the Application was designed to conform largely to the requirements of the Highway Commercial (HC) District; that the Property is large enough to contain the proposed improvements and the lot coverages are appropriate for the intended use; that there will be no outdoor music or unusual audio at the Property; as to the signage at the Property, including the Applicant's intention to include "Welcome to Gloucester Township" as part of the signage; that the Applicant will include a striped bike path if permitted by the County; and that the intended use is consistent with the Township's Redevelopment Plan; and

WHEREAS, Mr. Kreck testified as the requested submission waivers, indicating that the Applicant would submit a traffic report as a condition of approval; that the Applicant would secure the necessary environmental approvals and permits; the Applicant would submit confirmation from a licensed professional that there are no environmental concerns at the Property; and that the Applicant seeks a waiver for the requirement to include a masonry base for the Property's trash enclosure due to its proximity to the Property's retaining wall; and

WHEREAS, upon query from the Board, Mr. Patel identified the different gates on the Property and how patrons will be able to access the concrete patio and Holiday Inn Express; and

WHEREAS, upon query from the Board, Mr. Kreck testified that the Application's development footprint will be roughly the same as the former hotel on the Property; and identified the sidewalks on and near the Property; and

WHEREAS, the meeting was opened to the public, and the following members of the public appeared to testify:

- Kenneth Benson: testified that he is concerned about quality of living for the neighborhood; the environmental impact on wetlands; and the clientele who will be staying at the Holiday Inn Express.

- Terry Montamore: testified that she is concerned about the height of the Holiday Inn Express, as well as the impact on traffic and wildlife.

- Mathew Gale: testified that although the Applicant complied with the law, he does not believe the public had sufficient notice of the Application, and is also concerned about the height and aesthetic impact of the Holiday Inn Express.

- Nelson Valentine: testified that he supports the application and also posed additional questions about redevelopment tax abatements and a possible bike lane.

- Margarite Montamore: testified that she is concerned about the potential clientele at the Holiday Inn Express and also the timing of construction.

WHEREAS, in response to the questions and concerns of the public regarding the impact of the Application on the environment, the Board and Board professionals explained and clarified the local, State, and Federal environmental rules and protections with which the Applicant must comply; and

WHEREAS, in response to the questions of the public regarding notice, the Board Solicitor explained that the Applicant had complied with the notice required by the Municipal Land Use Law ("MLUL"), N.J.S.A 40:55D-12 and Section 705 of Township of Gloucester Land Development Ordinance, and that the Board could not impose greater notice requirements than those required by local and State law, see New York SMSA Limited Partnership v. Twp. Council of Edison, 382 N.J. Super. 541, 550 (App. Div. 2006) (stating that "there is no ambiguity and no implication of a grant of authority to alter these precisely drafted notice requirements in the plain language of N.J.S.A. 40:55D-12"); and

WHEREAS, in response to the concerns of the public regarding the aesthetic impact on the surrounding neighborhood and potential clientele of the Holiday Inn Express, the Board determined that the Applicant has demonstrated the Application is consistent with and advances the purposes of the MLUL and the Township Redevelopment Plan, and those contained in the Township of Gloucester Land Development Ordinance governing the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR); and further, that the proposed improvements will not have a deleterious effect upon the neighborhood; 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 addition to those contained in the preceding "WHEREAS" paragraphs, which are incorporated by reference herein as further findings of fact in approving the requested Preliminary and Final Major Site Plan:

1. The Applicant is Sahaj Hospitality, LLC. The Subject Property is 2000 Black Horse Pike., identified on the Tax Map for the Township of Gloucester as Block 2601, Lots 5, 6, & 7.

2. The Property is located within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR).

3. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. Requested Relief and Intended Use: Preliminary and Final Major Site Plan approval to construct a four-story 11,976 sq ft Holiday Inn Express with associated site improvements.

5. The typical bulk and setback variances set forth in the Land Development Ordinance of the Township of Gloucester are not applicable to applications within the Glen Oaks Redevelopment Overlay District of the Glen Oaks Redevelopment Area (GOR). Applicants must comply with the goals and objectives of the redevelopment plan regarding land uses and architectural considerations to the satisfaction of the Planning Board and its professionals, which were also previously considered and reviewed by the Township Council.

6. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated November 14, 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 below, or to the extent that they had not been addressed through testimony or granted a waiver.

7. The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated November 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 below, or to the extent that they had not been addressed through testimony or granted a waiver.

8. The Applicant will work with the Board Engineer to review appropriate NJDOT standards and provide guide rails on the Property where appropriate.

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts the Board concludes that the Application for Major Subdivision and Preliminary and Final Major Site Plan Approval 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 above; and

WHEREAS, a motion was duly made by Mr. Regan 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
Ms. Costa	X	
Mr. Dintino	X	
Chairman Owens	X	
Mr. Regan	X	
Ms. Bradley	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 _____ day of _____ 2018 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 28th day of November 2017.

_____
KENNETH LECHNER, SECRETARY

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING MINOR SUBDIVISION APPROVAL FOR STEVEN RIZZO, INC. APPLICATION NO.: 171060M

WHEREAS, on November 28, 2017, consideration was given to the application of Steven Rizzo, Inc. (hereinafter "Applicant") for the property located at 1712 King Street, identified on the Tax Map for the Township of Gloucester as Block 7501, Lot 16 (hereinafter "Property"), for Minor Subdivision approval; and

WHEREAS, the Applicant is seeking approval to subdivide a 25,513 sq ft vacant parcel of land for two (2) single family residential dwellings in the R-3 Zoning District; and

WHEREAS, Michael Albano, Esq., appeared on behalf of the Applicant, and Mr. Steven Rizzo was sworn in and testified on behalf of the Applicant; and

WHEREAS, Mr. Albano summarized the proposed subdivision plan, and indicated that the subdivision can be accomplished without variance relief; and

WHEREAS, Mr. Rizzo testified that his company is the contract purchaser of the Property; that he intends to subdivide the Property into two (2) conforming lots and to construct conforming single family residential dwellings on each lot; and that prior to construction, some landscaping needs to be performed on the Property; and

WHEREAS, the Applicant agreed to all comments and conditions expressed within Board Engineer Stephen Bach's November 22, 2017 Review Letter, to the extent not already addressed by the testimony of the Applicant; and

WHEREAS, Mr. Albano and Mr. Rizzo discussed Board Planner Kenneth Lechner's November 20, 2017 Review Letter; the Applicant agreed to designate the Lots as required by the Township Tax Assessor; and Mr. Rizzo further testified as to his investigation into the existence of wetlands on or near the Property; grading and utilities at the Property; and the need for a waiver addressing the sidewalks at the Property; and

WHEREAS, the Board imposed a condition of approval, noting that the Applicant must provide certification from a licensed professional as to the absence of wetlands on the Property and must also provide updated information as to grading; and

WHEREAS, the meeting was opened to the public, and no members of the public appeared to testify; 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 site plan approval:

1. Existing Zoning: R-3 (Residential).

2. Public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

3. Intended Use: Creation of two new lots from an existing residential lot for the purposes of constructing two (2) single family residential dwellings, one on each new lot.

4. The Board Planner, Kenneth D. Lechner, PP. AICP, issued a report dated November 20, 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 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 November 22, 2017, incorporated by reference as if set forth fully herein, indicating the need for several revisions, clarifications and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

6. The Applicant has agreed, as a condition of approval, to provide certification from a licensed professional as to the absence of wetlands on the Property; and to include a note on the plans as to grading.

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 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 stated herein and/or on the record; and

WHEREAS, a motion was duly made by Mr. Regan 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
Ms. Costa	X	
Mr. Dintino	X	
Chairman Owens	X	
Mr. Regan	X	
Ms. Bradley	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 _____ day of _____ 2018 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 28th day of November 2017.

_____
KENNETH LECHNER, SECRETARY