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