TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday February 27, 2018

Chairman Reagan calls the meeting to order.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Chairman Reagan announces general rules of the meeting.
Chairman Reagan requests a Roll Call.

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mrs. Washington	Absent
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Chairman Reagan	Present
Mr. Roorda	Present
Mr. Bach	Present
Mr. Lechner	Present

Chairman Reagan asked that Gianna Rossi be sworn in & recognized as a new Board Member. Mrs. Rossi was sworn in and recognized.
Chairman Reagan asked Mrs. Rossi to sit in for Mr. Kricun who agreed.
Chairman Reagan ask that the Board Professionals to be Sworn in.

Minutes for Memorialization

Minutes from January 9, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Guevara made a motion seconded by Mr. Dintino.

Roll Call:

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

Resolutions for Memorialization

#161065CM
John Keller, Jr.

Minor Subdivision/Bulk C
Block: 17801 Lot: 3

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

Roll Call:

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

Applications for Review

#0-18-03
Ordinance of the Twp. Of Gloucester
County of Camden & State of NJ

Amending Ordinance #0-03-03
Land Development
Adopting an Inclusionary
Affordable Apartment Overlay(1A-Apt)
Zoning District for
1495 ChewsLanding Rd.
Block: 8401 Lot: 12.02

NOTES:
Mr. Lechner stated that Mr. Bach is not present and that his firm is the Affordable Housing planner who has been working on this for the last two (2) yrs. Since he is absent from this meeting, Mr. Lechner will only touch on the subject briefly with the important details.
The Township has designated an area known as 1495 Chews Landing Road, Block: 8401 Lot:12.02 as being part of the Townships Affordable Housing Element/Fair Share Plan and part of the Settlement Agreement with the Fair Share Housing Center.
The Township and Remington /Vernick have been developing the plan for the last two (2) years on a property of about five (5) acres off Chew-Landing Rd.
A private entity has taken an intervention to help the Township provide the needed Housing. They have submitted a Declared Tori Judgement in Court to satisfy our part in the housing element and Fair Share Plan under the Mt. Laurel Doctrine. The plan includes a 72 Apartment complex with 11 Apartments designated as family non-age restricted low/moderate income housing. The Overlay, to be adopted by the Board, will allow the Family Apartments to be built under Section 408.1: The Inclusionary Affordable Apartment Overlay (IA-APT) District. Future discussion of specific details will ensue on this matter.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked for a motion to approve the Adoption of Amended Ordinance.
Mrs. Bradley made a motion seconded by Mrs. Costa.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Abstain
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

#171061
Camden County College
200 College Drive
Blackwood, NJ

Courtesy Review
Location: Peter Cheeseman & College Drive
Installation of Digital LED Sign

NOTES:
Karl McConnell approached the podium who is general counsel representing Camden County College. He introduced Elmer Wolf of N.E. Electrical and produced representations of the signs declaring them as Exhibits A-1 & A-2.
Mr. McConnell explained where the Digital LED sign would be located on the maps and discussed the specifics of the sign.
Mr. Wolf a Licensed Electrician in charge of installing the sign was sworn in and provided more details of the sign and installation. He described the set-backs from the corner and the line of sight which would be confirmed before installation.
Mr. Lechner stated that this was a courtesy review because NJ State requires Local Planning Board approval when public funds are spent in a public entity. This is to insure any construction would be in compliance with the towns master plan.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked if there were any questions from the Public.
None
Chairman Reagan asked for a motion to approve the Application.
Mr. Dintino made a motion seconded by Mrs. Costa.

Roll Call:

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

#171062RDMPFS
AQUA New Jersey, Inc.
Spring Hollow/Blackwood
Well No. 20

Minor Subdivision/Preliminary & Final Major Site Block: 18403 Lot: 19&20
Block: 18316 Lot: 15
Location: 567 Berlin Cross Keys Rd. & Rt. 47 Bryce's Court
Water Utility Improvements & Extension of a Sanitary Sewer

NOTES:
Clint B. Allen Esq. of Archer & Greiner, P.C. approached the podium and introduced himself and who he is representing, Aqua NJ.
Mr. Allen set up an easel to display pictorial overviews of the lot and the proposed usage. He provided pictorial handouts to all members of the board.
Mr. Allen stated his applicant Aqua NJ is proposing to subdivide northwest corner of Block 18401 Lot 20, the former Nike Base. This will create a new 3.02 acre lot allowing for the development of additional water utility related improvements that will be combined with the existing water facility located on the south east adjoining B/L 18403/19.
Mr. Allen states there is increasing Well contamination within this area including Aqua's Well #20. Aqua is proposing to improve the water quality of the surrounding community whose primary water supply is individual property water wells, by installing a new deeper water well and extending the service to the surrounding community.
Mr. Allen introduced Norman Rodgers & Adam Grant who are professional Engineers & Land Surveyors. Mr. Rodgers approached the podium and explained the following:
The Site is currently composed of grass & woods with vacant land together with the existing #20 Water Well including a 500 ft.sq. treatment building, water well, emergency generator, chain link fence w/ barb wire and an access drive.
The Major site plan approval is being sought by Aqua NJ to develop the western portion of the proposed Lot 19. The proposed building will be 1,800 ft.sq. housing a new water well, emergency generator, graded aggregate access drive, two parking spaces, loading area, graded runoff, six ft. high fence w/ barb wire, water & electric service, lighting and buffer landscaping. Access to the site would be off Donna Marie Court.
There will be less than .25 acres of impervious surface with the proposed construction. Therefore, NJDEP storm water regulations do not apply and such runoff from the roof area will be diverted to a dry well recharging the groundwater.
The new water Well will operate year-round automatically and visited once daily for normal routine maintenance and operational purposes. Deliveries will not be frequent and only made by small truck during the day dependent on stored supplies.
The emergency generator will be housed and have minimal noise when in operation.
There will be additional buffering along all aspects of the fence for screening and property line where 70% of the property is naturally wooded.
There will be no trash collection as any trash accumulated will be removed by company van. Further discussion ensued over specifics and concerns in the Board Letter but those concerns were met with total compliance and waivers to be given in some aspects of the project.

Chairman Reagan asked if there were any questions from the Board.
None
Chairman Reagan asked if there were any questions from the Public.
Mr. Joe Wolfington a resident of Donna Mare Court approached the podium and was sworn in. He stated his concern about the access road to the facility.

He was answered by Mr. Allen as it being a public access right of way thus necessary.
Mrs. Pat Wolfington a resident of Donna Marie Court approached podium & sworn in.
She was concerned about the grading and flooding which occurred when the Nike base was regraded back in 2006. The problem was corrected but there are new concerns with the current changes.
Mr. Allen stated that there will be no changes to landscape and that there will be no grading changes except to the access drive. The berm previously constructed to redirect runoff will not be disturbed. Therefore, minimal disturbance to existing will occur.

Chairman Reagan closed the public portion of the meeting.
Chairman Owens asked for a motion to approve the Application.
Mr. Guevara made a motion seconded by Mr. Dintino.

Roll Call:

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

General Correspondence
NONE

Chairman Reagan requested a motion to adjourn.
Motion to adjourn was made by Mr. Guevara seconded by Mrs. Costa.

Meeting Adjourned.

Recording Secretary,

Christopher Nowak