TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday May 8, 2018

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

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Present
Chairman Reagan	Present
Mr. Boraske	Present
Mr. Bach/Dirosa	Present
Mr. Lechner	Present

Chairman Reagan announces general rules of the meeting.
Chairman Reagan ask that the Board Professionals to be Sworn in.
Mr. Bach & Mr. Lechner were Sworn in.
Mr. Pat Thomas was sworn in as a new member of the Board.

Minutes for Memorialization

Minutes from March 27, 2018.
Chairman Reagan requested a motion to approve the minutes
Mr. Washington made a motion seconded by Mrs. Costa.

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

Resolutions for Memorialization

#171029CM
Gina Patel

Minor Subdivision/Extension
Block: 17502 Lot: 43

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

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

0-03-03
Land Ordinance
0-18-03

Fair Share Plan & Housing Element as an Amendment to the Twps. Master Plan to create the (1A – APT) Inclusionary Affordable Apartment Overlay District for 1495 ChewsLanding Rd.
Bock: 8401 Lot: 12.02

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

Roll Call:

Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

Applications for Review

#181005MPFS
Lidl US Operations, LLC

Minor Subdivision/Preliminary & Final Site Plan
Block: 20305 Lot: 2
Location: 1279-1337 Blkwd-Clem. Rd.

NOTES:

CANCELLED

Reschedule Pending

#181008CM
16 REM, LLC
Zoned: R3

Minor Subdivision
Block: 15202 Lot: 17
Location: 2408 Garwood Rd.
Sicklerville

NOTES:

John Penberthy, Esq. approached the podium stating he is representing REM, LLC. owned by Kevin & Rebecca Wallace. They are here seeking a Minor Sub-Division with a Varience overlooked in the original application submission. The Varience is due to an Encroachment issue of the existing frontage of the dwelling by twenty-two inches of the property.

Mr. Bach stated they are seeking an existing non-conforming in which No Public Notice is needed and if dwelling ever destroyed can be rebuilt within the proper set-backs.

Mr. Penberthy stated that the comments from the Board letter concerns were acceptable.

Mr. Wallace took to the podium sworn in and answered questions as to the comments from the Board Letter he received. He stated that he was interested in remodeling the existing home and building homes compatible to the existing homes in the area.

He would provide sidewalks that connect the new Dundalk homes to Garwood where children would have to walk to catch the bus. Mr. Wallace stated he would provide paved driveways, curbs and underground utilities.

Mr. Bach stated there is an indication of a well that had to be sealed if not used but had to be inspected and certified in either case.

Mr. Lechner wants professional certification that there is No wetlands applicable to the property.

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 Minor Sub-Division application.
Mr. Dintino made a motion seconded by Mrs. Washington.

Roll Call:

Mr. Dintino	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Chairman Reagan	Yes

#181013CM
Henry & Janet Alfano
Zoned: R1

Minor Subdivision/Bulk C
Block: 20601 Lot: 11
Location: 53 Kelly Drivers Lane
Laurel Springs

Postponed
June 12, 2018

#161060MSPW
Administrative Amendment
Proposal to Site Plan
PBR, N.J. Inc.
Zoned: GI

Minor Subdivision/Site Plan Waiver
Block: 5001 Lot: 5
Location: 548 Almonesson Road
Blackwood

NOTES:

Mr. Lechner states Richard Crean is President PBR Inc. in which the Board approved a minor sub division not too long ago the divided a back property off the Timber Creek area. Mr. Lechner did site inspection because of the improvements made to the property. Mr. Crean approached the podium and was sworn in. He described the six (6) administrative revisions which included:

1. Existing columns to be moved back still outside the sight triangle.
2. The existing berm will remain that runs down the side of the driveway,
3. The existing street berm is cleaned up and will remain but a twelve (12) foot wide driveway will be constructed to provide access to the back property.
4. The addition of six (6) inch down spout piping to be used to connect to underground drainage pipe preventing soil erosion.
5. The addition of concrete head wall to stabilize scour hole which take the drainage away from the site.
6. No existing driveway to remain.

Mr. Bach states the above items Mr. Crean is requesting for approval. Mr. Bach approves of the request due to Mr. Lechners' observations and ask that the Board vote.

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 Mr. Costa

Roll Call:

Mr. Dintino	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Chairman Reagan	Yes

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

Meeting Adjourned.

Recording Secretary,

Christopher Nowak