TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday March 27, 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	Absent
Mr. Guevara	Present
Mr. Kricun	Present
Mrs. Washington	Present
Councilman Hutchison	Absent
Mrs. Costa	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Chairman Reagan	Present
Mr. Boraski	Present
Mr. Bach	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.

Minutes for Memorialization

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

Roll Call:

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

Resolutions for Memorialization

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

Minor Subdivision/Preliminary &
Final Major Site Plan
Block: 18403 Lot: 19&20
Block: 18316 Lot: 15

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

Roll Call:

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

Applications for Review

#171029CM
Gina Patel

Minor Subdivision Extension
Block: 17502 Lot: 43
Location: 21 Rhode Island Erial, NJ

NOTES:
Jirash Patel approached the podium who is the Architect for the project, was sworn in, stated he is requesting an extension for the above subdivision.
The Company received the sub-division zoning approval but has had an issue with the closing and acquisition of the Deed because the seller delayed the project start for about three (3) months. The deadline of Sixty (60) days extension is requested in order to complete the process of receiving County approvals and Final documents being prepared by the Lawyers.

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 Extension.
Mrs. Washington made a motion seconded by Mrs. Costa

Roll Call:

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

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

Amending Ordinance 0-18-03
Land Development
Adopting an Inclusionary Affordable
Apartment Overlay (1A-Apt)
Zoning District for
1495 ChewsLanding Rd.
Block: 8401 Lot: 12.

NOTES:

Mr. Lechner spoke briefly for the record on the purpose of the Planning Board on these Ordinances. He stated: The Board function is to make a recommendation to Township Council about Amending Ordinance #0-18-03 & 0-18-05. The decisions to be made are a legislative function task of the Township Council.

The purpose of the Township Planning Boards function is the adoption of the Housing Element & Fair Share Plan. He further states for the record that all three (3) elements work together.

Mr. Boraski briefly spoke next.

He stated: At the last Board meeting it briefly considered a version of #0-18-03, discussing what the Planning Board needed to do at this meeting date. He mentioned that any Amendments that modifies the Townships Land Use Ordinance, gets referred to the Planning Board. The Planning Board is entitled to make comments or recommendations with respect to the Ordinance in question. Ultimately, the Planning Board is recommending the Ordinance as presented to the Township Counsel, unless the Planning Board has any proposed amendments.

Mr. Boraski reiterated that the function of the Planning Board on Ordinance #0-18-03 & #0-18-05 is just a matter of procedure in reference to the Municipal Land Use Law.

The Planning Board having reviewed those Ordinances, will now make recommendations or comments on this matter with the results being referred to Town Council for consideration.

Chairman Reagan asked if there were any questions from the Board.
It was suggested that each Ordinance be approved one at a time.

Chairman Reagan asked if there were any questions from the Public?
Residents attending this meeting had various concerns and opinions of the development of this particular property. A number of residents wanted to voice their concerns to the Board. Seventeen (17) individuals were sworn in and asked questions of the Board pertaining to this ordinance amendment.

Major areas of resident's concern:

- Increased Traffic.
- Township Development Areas.
- Affordable Housing Units Needed.
- Impact Increased Student Population.
- Environmental Impact:
    - Wetlands
    - Drainage
    - Wildlife
- Community Tax Burden.
- Property Values.
- Effect on Township Disapproving the Amendment.

The majority of the residents' questions were answered by Mr. Bach.
Mr. Bach the Township Board Engineer & Townships Affordable Housing Fair Share Planner is the primary stake-holder. Mr. Bach has been extensively involved with the Ordinance Overlay since its original inception in 2009.
Mr. Bach explained on different levels of understanding how this situation came about.
The Land Owner – Procacci, petitioned the Court back in 2009 after this particular parcel was excluded from the Fair Share Affordable Housing Program Phase III.
The Petition to the Superior Court suggested that this property should be included in the Fair Share Affordable Housing Program.
The Superior Court decided that this land was acceptable under this Program and the additional use of the land, if developed, could not build more than seventy-two (72) apartment units. In the petition the land owner stated, if he were to build, he would assist the township in its Fair Share Housing requirement by designating up to eleven (11) units set aside within the seventy-two (72) units allowed.
The Township has since been in litigation on this property spear headed by Mr. Bach.
Mr. Bach further indicated that there had to be a reasonable factor to prevent this property from obtaining an overlay, which is an additional use above what it was originally zoned.
The Township, in its Ninth (9) year of arbitration on this property under the Fair Share Affordable Housing, could not find a reason to dismiss this property as unsuitable.
The Superior Court finally decided that Gloucester Township must make a decision.
Mr. Bach explained that by approving this overlay to the existing zoning use for this property, the township would maintain control of what is built pertaining to this property.
However, if the approval is denied, the Land Owner can repetition the Court under a Builders Remedy Law Suit, since a reasonable denial to build was not found by the Township. If the Courts rule in favor of this Law Suit it grants the builder the Right to Build anywhere in the township, with the township losing control of development oversight.

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

Roll Call:

Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

#0-18-05
Ordinance of the Twp. Of Gloucester, County of Camden & State of NJ Housing Element & Fair Share Plan February 2018

Amending Ordinance 0-03-03 Land Development Amend the Zoning Map for Tax Block: 8401 Lot:12.02 Along Chews Landing Rd.

NOTES:
Mr. Boraski States: It allows the amendment of the township zoning map to include the inclusionary affordable apartment overlay district IAAPT, created by Ordinance #0-18-03. This amends the zoning map to conform to the Ordinance.

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 Owens asked for a motion to approve the Application.
Mr. Kricun made a motion seconded by Mr. Washington

Roll Call:

Mr. Guevara	Yes
Mr. Kricun	Yes
Mrs. Washington	Yes
Councilman Hutchison	Yes
Mrs. Costa	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Chairman Reagan	Yes

General Correspondence
NONE

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

Meeting Adjourned.

Recording Secretary,
Ch A Nowak
Christopher Nowak