TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday April 09, 2019

Chairman Dintino/ Vice Chair Costa were absent, Mrs. Bradley was asked by Mr. Lechner to be Acting Chairman for this meeting. Mrs. Bradley accepted.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Mrs. Bradley announces general rules of the meeting.
Mr. Boraske sworn in a new member Ms. Botsford.
Mrs. Bradley requested a Roll Call.

Roll Call:

Mrs. Costa	Absent
Mr. Guevara	Absent
Mr. Kricun	Absent
Councilman Hutchison	Present
Mrs. Bradley	Present
Mrs. Rossi	Present
Mr. Thomas	Present
Mr. Hojnowski	Absent
Mrs. MacPherson	Present
Ms. Botsford	Present
Chairman Dintino	Absent
Mr. Boraske Esq.	Present
Mr. Bach	Present
Mr. Lechner	Present

Mrs. Bradley asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Mrs. Rossi was asked to sit for Mr. Kricun. She agreed.
Ms. Botsford was aske to sit for Mr. Guevara. She agreed.

Minutes for Memorialization

Minutes from March 12, 2019.
Mrs. Bradley requested a motion to adopt the minutes.
Mrs. Bradley made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Bradley	Yes
Mr. Thomas	Yes

Resolutions for Memorialization

191010CM
Camden County
Zoned: N

Minor Subdivision
Block: 12302 Lot: 1

Mrs. Bradley asked for a motion to adopt the Resolution.
Mrs. Bradley made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Bradley	Yes
Mr. Thomas	Yes

Application for Review

#191007SPW
Caesars Pasta, LLC
Zoned: BP

Sit Plan Waiver
Block: 4202 Lot: 1
Location: 1001 Lower Landing Rd. Bldg. #300
Replacing existing nitrogen tank & concrete pad rear commercial bldg.

NOTES:
Mr. William Kearns, Esq. - Helmer, Conley & Kasselman, PA representing Caesars Pasta products is applying for a site plan waiver in relation to nitrogen tank replacement and the existing concrete pad. A photo of the site used in the site visual presentation was evidenced as A1.
Mr. Joe Cardone, Mgr. of Caesars was introduced and sworn in.
Mr. Cardone stated that the existing 9,000 cu. yd. tanker would be replaced with a 13,000 cu. yd. stationary tank. The nitrogen is essential to the freezing of their products. The new tank would be taller than 30 ft. as is the existing tank but shorter than the maximum 36 ft., so no varience is required. The existing pad needs to be demolished so the anchor bolts for the new tank can be incorporated into the pour of the new pad. The fence enclosure will be replaced and the existing bollards are sufficient upon certification of approval but a condition of the Resolution.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the application for a site plan waiver.
Mr. Thomas made the motion seconded by Mrs. Rossi.

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

0-19-05 Amending Ordinance 0-03-03
Land Development Regarding Performance Guarantees

NOTES:
This change amends the Land Use Law requirement.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the amendment recommending it to Township Council.
Mrs. Bradley made the motion seconded by Mr. Thomas.

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

0-19-06 Amending Ordinance 0-12-26
Entitled the Lakeland Complex Phase 1 (Block: 12301 Lot: 4)
Redevelopment Plan in accordance with N.J.S.A. 40A:12 A-1ET ESTQ
Local Redevelopment and Housing Law

NOTES:
This amends the Affordable Housing Plan.
It allows supportive housing for Veterans to be built on the lot behind Senior Housing 1 in the Lakeland complex

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the Amendment.
Mr. Thomas made the motion seconded by Mrs. Bradley.

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

0-19-07 Adopting Amendment No.3
Amending Ordinance 0-04-13
Titled: "The Blackwood West Redevelopment Plan"
In accordance with N.J.S.A. 40A:12AET Seq.,
Local Redevelopment & Housing Law

NOTES:
Amends Blackwood South Winds Development The development of up to 100 affordable housing units must have thirteen (13) very low income rental units.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the Resolution.
Mr. Bradley made the motion seconded by Mr. Rossi.

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

0-19-08 Ordinance Repealing & Replacing Article X:
Affordable Housing Procedural & Eligibility requirements of Ordinance 0-03-03 Land Development of the Township of Gloucester to address the requirements of the Fair Housing Act & Uniform Housing Affordability Controls (UHAC) regarding compliance with the Townships Affordable Housing Obligations

NOTES:
Amends the Affordable Housing to dictate what the developer has to include and what fee can be associated.

Mrs. Bradley asked if there were any questions from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the Resolution.
Mrs. Bradley made the motion seconded by Mr. Thomas..

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

0-19-09 Ordinance Repealing & Replacing Article IX Section 902:
Affordable Housing Fees and Procedures of Ordinance 0-03-03 Land Development of the Township of Gloucester to provide for the Collection of Development Fees in Support of Affordable Housing Act as permitted by the NJ Fair Housing Act.

NOTES:
Amends the ordinance by repealing and replacing the Fee Structure of the towns agreement with the Courts guaranteeing the fees are set and consistent.

Mrs. Bradley asked if there were any question from the Board?
None
Mrs. Bradley asked if there were any questions from the Public?
None

Mrs. Bradley asked for a motion to adopt the Ordinance.
Mrs. MacPherson made the motion seconded by Mrs. Bradley.

Roll Call:

Councilman Hutchison	Yes
Mrs. Bradley	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

General Correspondence

NONE

Mrs. Bradley asked for a motion to Adjourn the meeting.
Mr. Thomas made the motion seconded by Mrs. Bradley.

Mrs. Bradley adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak