

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD**

Tuesday July 23, 2019

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

Roll Call:

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

Chairman Dintino asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Chairman Dintino announces general rules of the meeting.

Minutes for Memorialization

Minutes from July 9, 2019.
Chairman Dintino requested a motion to adopt the minutes.
Mr. Guevara made the motion seconded by Mrs. Bradley.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

Resolutions for Memorialization

0-19-12

Adopting the Addition of
 Block: 13103 Lots: 3.01-12 in the
 College Drive Redevelopment Plan
 In Accordance w/ N.J.S.A.
 40A:12A-et Seq. Local
 Redevelopment and Housing Law

Chairman Dintino asked for a motion to adopt the Resolution.
 Mr. Guevara made the motion seconded by Mrs. Bradley.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

#191028M
Kimley-Horn & Associates
TARGET Corp.

Minor Site Plan
Block: 18320 Lot: 3
Location: 487 Cross Keys
Sicklerville

Chairman Dintino asked for a motion to adopt the Resolution.
 Mrs. MacPherson made the motion seconded by Mrs. Bradley.

Roll Call:

Mr. Guevara	Yes
Mrs. Bradley	Yes
Mrs. MacPherson	Yes
Chairman Dintino	Yes

Application for Review

#191028M
 Kimley-Horn & Associates
 TARGET Corp.

Minor Site Plan
 Block: 18501 Lot: 16.01
 Location: 601 Cross Keys
 Sicklerville
 Renal Dialysis Out Patient Clinic for
 Chronic Kidney Health Conditions

NOTES:

Robert Mintz, Esq. from Freeman & Mintz Law Group approached the podium introduced the individuals testifying for the application. Sworn in was Jeff Dale-Engineer, Alex Roush-Architect verified as professionals & Blake Williams. Mr. Mints introduced the property as a vacant church facility on 4.8 acre lot. It is a pre-existing non-conforming property with the intention to have an internal fit out, converting the building into a Dialysis Facility. He discussed some existing conditions that were not being changed and the property was well buffered on each side from surrounding commercial and residential properties.

The property elevation indicates circulation is existing with some change to the lower access expected. The facility will have 10 treatment areas for 10 patients at a time for 3 hrs. with no more than 10 employees working at a time. The facility operates from 5am to 3pm with no night hours. Mr. Mintz continued to discuss the 6,977 ft sq parking area as over adequately even with shift transition for the amount of car usage.

He introduced Mr. Roush and produced an overview chart labeled exhibit A. Mr. Roush continued to explain the chat as it relate to the position of the facility and the outside surrounding it, especially complying with ADA accommodations for the sidewalks and the parking lot. He stated that the generator will be sound proofed, being used for emergencies only. Deliveries by box truck only, no trailers.

Mr. Roush introduced another rendering exhibit B which depicted the landscaping around the building and lot.

He explained the facility staffing and patient treatment for the diagnosis allowing local patient's treatment close to home. Treatment waste is red bagged kept in locked med room with outside access for 2x week pick up by medical waste hauler while office trash picked up 1x weekly by private hauler. HIPA regulations followed with public utilities required for operation. He explained the lighting plan and how it affects the parking lot.

Mr. Roush explained the traffic flow during facility operation and its impact is minimal to the county road. Mr. Mintz asked for a waiver for traffic study.

Mr. Bach then commented with slight discussion on each:

Something needs be in place for improvements.

Generator exercise testing can only be during the day time.

Landscaping needs to be referred to Mr. Lechner.

Storm Water basin needs to be cleaned out, weeded and maintained with installed fencing.

Document what is being done for the paving and sidewalk for ADA approval.

Might need increased

Mr. Lechner then commented on the recommendations in his letter with slight discussion from Mr. Mintz especially with items needing improvement to meet ADA requirements.

Chairman Dintino asked if there were any more question from the Board.

None

Chairman Dintino asked if there were any questions from the Public.

A resident who adjoining property wanted to know if the gap between the trees on the property would be filled in?

Mr. Lechner stated that was part of the plan to plant evergreens eliminating pass thru to adjoining properties.

No other questions so Mr. Dintino closed the public section.

Chairman Dintino asked for a motion to approve the Application.
Mrs. Bradley made the motion seconded by Mrs. Costa.

Roll Call:

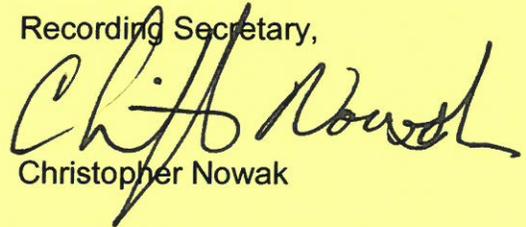
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

General Correspondence

Mr. Lechner commented on the following:
Major Technical Modification: Upland Waterfront
Development Individual Permit:
Transition Area Waiver Averaging:
Application for Wetlands General Permit #11
Major Site Plan for Lower Landing Rd., Holiday Inn Express & Suites

Chairman Dintino asked for a motion to adjourn the meeting.
Mrs. Costa made the motion seconded by Mrs. MacPherson.
Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,



Christopher Nowak

AVERY