Township of Gloucester
Planning Board Agenda
January 14, 2020 Reorginization Meeting

1) Call to Order
2) Salute to the Flag
3) Roll Call
4) Opening Statement
5) Swearing of Board Professionals
6) General Rules

Adoption of Agenda Procedures
Election of Chairman
Election of Vice Chairman
Election of Secretary
Election of Recording Secretary

Appointment of Solicitor
Appointment of Conflict Engineer
Engineer/Traffic Engineer
Establishment of Meeting Dates
Adoption of Official Newspaper

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – November 12, 2019

RESOLUTIONS FOR MEMORIALIZATION

#191046M
Diem Thi Thuy Vo

Minor Subdivision
Block: 901 Lot: 4

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

CORRESPONDENCE - OTHER BUSINESS

Meeting Adjourned

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday November 12, 2019

Chairman Dintino calls meeting to order
Salute to the Flag.
Chairman Dintino requested an attendance Roll Call.
Roll Call:

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

Opening Statement made by Mr. Lechner.
Chairman Dintino asked that the Board Professionals be Sworn In.
Ms. Knight swears in Mr. Bach & Mr. Lechner
Chairman Dintino announces the general rules of the meeting.

Minutes for Memorialization

Minutes from October 22, 2019.
Chairman Dintino requests a motion to adopt the minutes.
Mr. Thomas made the motion seconded by Mrs. Costa.
Chairman Dintino requested a roll call.
Roll Call:

Mr. Hutchison	Abstained
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Mrs. Botsford	Yes
Vice-Chair Costa	Yes

The October 22, 2019 Minutes were Memorialized.

Resolutions for Memorialization

#181915M Ext.
Michael Palcko

Minor Subdivision
Extension
Block: 18501 Lot: 19/20

Chairman Dintino asked for a motion to adopt the Extension.
Mrs. Bradley made the motion seconded by Mrs. Costa.
Chairman Dintino requested a roll call.
Roll Call:

Mr. Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Mrs. Botsford	Yes
Mrs. Costa	Yes

The Resolution #181915M EXT. was approved for the extension.

#191035PFS
Chews Landing, LLC.

Amended Pre/Final Site Plan
Block: 9708 Lot: 1

Vice-Chair Costa asked for a motion to adopt the Amended Site Plan.
Mr. Hojnowski made the motion seconded by Mr. Thomas.
Chairman Dintino requested a roll call.
Roll Call:

Mr. Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Mrs. Botsford	Yes
Mrs. Costa	Yes

The Resolution #191035PFS was Memorialized.

Motions for Adjournments

NONE

Public Comments on Non-Agenda Items

Chairman Dintino requested a motion to open the non-agenda to the public.
Mr. Thomas made the motion seconded by Mrs. Costa.
Seeing none
Chairman Dintino closed the public comment section.

Unfinished or Adjourned Hearings

NONE

New Applications for Review

#191046M
Diem Thi Thuy Vo
Zoned: R4

Minor Sub-Division
Block: 901 Lot: 4
Location: 212 High Street
Glendora
Split One (1) Lot into Three Lots

NOTES:
Chairman Dintino introduced the Application. Mr. Adam Grant approached the podium who is a professional land surveyor in NJ and was sworn in. He represents the applicant looking for a minor sub-division making three lots from one. Mr. Grant continued to explain the specifics of the sub-division. He described the lot setbacks and the existing buildings and their conformity. He stated there is no planned development of the lots at this time. If such were planned utilities would be under ground, site plans would show all development and sidewalks would be proposed. The entire property would be Zoned R4.
Mr. Bach questioned the non-conformance of the property and the requirements of the Board letters. Mr. Grant replied when development occurs the lots would become compliant indicated on each plot plan as such there were no objections to following the requirements in the Board letters.
Mr. Bach stated that the only non-conforming part of the existing property is the front yard set-back and the setback of the accessory structure on the side yard. Mr. Grant indicated that he received and read the Bach Associates letter on technical requirements. There were no objections to them.
Mr. Lechner reviewed his report that was sent to Mr. Grant. They discussed that a concrete monument will be placed between the lots and paved driveways would be included in building plans. The Ordinance requires sidewalks before deeds are signed but after further discussion it was noted that sidewalks are out of place and not consistent with the neighborhood not having sidewalks.
Mr. Bach suggested a waiver be given for the sidewalks as part of the sub-division, since no sidewalks are on either side of the street. The Board agreed to waive the sidewalks. Mr. Bach & Mr. Lechner were finished with questions.
Chairman Dintino asked if any questions from the Board.
Mrs. Botsford suggested that the on-site metal shed be removed off the lot.
Mr. Grant agreed.
There were No other questions from Board members.
Chairman Dintino asked if there were any questions from the Public but Mr. Lechner stated that it was not really a public hearing.
Seeing None Ms. Knight summarized the application motion for the Board vote.

Chairman Dintino ask for a motion to approve the Application.
Mr. Hutchison made the motion seconded by Mrs. MacPherson.

Chairman Dintino requested a roll call.
Roll Call:

Mr. Hutchison	Yes
Mrs. Bradley	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Mrs. Costa	Yes
Chairman Dintino	Yes

The application #191046M was approved by unanimous.

General Correspondence – Other Business
NONE

Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD MEMORIALIZING APROVAL OF MINOR SUBDIVISION WITH WAIVERS FOR DIEM THI THUY VO APPLICATION NO.: 191046M

WHEREAS, on November 12, 2019, the Gloucester Township Planning Board ("Board") gave consideration to the application of Diem Thi Thuy Vo (hereinafter "Applicant") for the property located at 212 High Street, identified on the Tax Map for the Township of Gloucester as Block 901, Lot 4 (hereinafter "Property") located in the Township's Residential ("R-4") Zone, for minor subdivision approval with in accordance with the requirements of the Land Development Ordinance of the Township of Gloucester (hereinafter "LDO"); and

WHEREAS, prior to the Applicant's public hearing, the Applicant submitted to the Board various plans and documents in connection with the Application, including, but not limited to, those certain plans and documents prepared by Consulting Engineer Services, dated and/or last revised September 4, 2019 (the "Applicant's Plans"); and

WHEREAS, at the Applicant's public hearing, the Applicant appeared on his own behalf, along with Mr. Adam Grant, PLS, of Consulting Engineer Services, the Applicant's Professional Surveyor; both the Applicant and Mr. Grant were sworn in and testified in support of the Application; and

WHEREAS, referencing the Applicant's Plans, Mr. Grant testified that the Applicant is the owner of the Property; that the Property is an existing residential lot located in the R-4 Zone on the southerly side of High Street, between Price Street and Huntington Avenue, approximately 18,750 sf (.430 acres) in size; that the Property is currently improved with an existing single-family dwelling and driveway; that the proposed minor subdivision will divide the existing lot into three new lots, each being of equal size (6,250 sf); that one of the new lots will contain the existing dwelling and driveway and that the other two lots will ultimately be developed with individual single-family homes to be designed by the Applicant's architect and submitted for all required approvals following the Board's approval of the subdivision; that the proposed form of ownership for the lots is fee simple; that the lots will be serviced by public water and public sewer; that there are no wetlands or environmental concerns impacting the Property; that no variances are required to permit the minor subdivision, but there is an existing non-conforming front yard setback of 15.9 feet that will remain with the new Lot 4 whereas a minimum 20 ft front yard setback is required in the R-4 Zone; and

WHEREAs, the Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, presented and discussed his November 6, 2019 Review Letter ("Engineering Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant's attorney and the Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Planner, Kenneth D. Lechner, PP, AICP, presented and discussed his October 28, 2019 Review Letter ("Planning Review Letter"), incorporated by reference as if set forth fully herein, with the Applicant and Applicant's witnesses, and the Applicant agreed as a condition of approval to comply with all comments and recommendations contained therein as stated and agreed upon the record by the Applicant; and

WHEREAS, the Board Professionals testified and confirmed that while no variance relief is required in connection with the minor subdivision, the Applicant does require a design waiver from LDO § 516 that requires the Applicant to provide concrete sidewalks along proposed new Lots 4.01 and 4.02; and

WHEREAS, Mr. Grant testified that the requested waiver from the sidewalk requirement is justified and reasonable under the circumstances because there is no sidewalk provided for other homes in the immediate area and vicinity of the Property; and

WHEREAS, the Board Professionals did not object to the granting of the submission waivers requested on the record by the Applicant or the design waiver from the sidewalk requirement based on the testimony of the Applicant and/or the Applicant's witnesses and professionals; and

WHEREAS, the meeting was opened to the public, and no members of the public appeared to testify; and

WHEREAS, the Planning Board having received reports from professionals and other advisors to the Board including, without limitation, the Zoning Officer, Board Engineer, Board Planner, County Planning Board, Traffic Commander, Fire Marshall, Tax Assessor, Water Department and Municipal Utilities Authorities and having heard testimony from the Board Planner and Board Engineer, makes the following factual findings and conclusions of law in approving the subject application for minor subdivision approval:

1. **Incorporation by Reference of "WHEREAS" Clauses.** In addition to the paragraphs below, the above "WHEREAS" clauses are expressly adopted and incorporated by reference herein as the Board's Findings of Fact and Conclusions of Law, as appropriate.

2. **Applicant and Property.** The Applicant is Diem Thi Thuy Vo. The Property is located at 212 High Street, identified on the Tax Map for the Township of Gloucester as Block 901, Lot 4. The Applicant is the owner of the Property, which is located in the R-4 Zone.

3. **Notice.** To the extent required, public notice of the hearing was provided in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40A:55D-12.

4. **Requested Relief.** The Applicant seeks minor subdivision approval with waivers to subdivide the Property into three new lots, each being of equal size (6,250 sf). LDO § 406.

5. **Proposed Use.** The proposed use of the Property and resulting new lots for single-family detached dwellings is a permitted use in the R-4 Zone.

6. **Variances.** The Application does not require any variances from the requirements of the LDO.

7. **Waivers.** The Application requires the following completeness and/or design waivers from the requirements of the LDO:

   a. LDO § 516 – to provide concrete sidewalks along proposed new Lots 4.01 and 4.02.

   b. Any further waivers requested in the Application or by the Applicant's witnesses during the Applicant's public hearing to which the Board Professionals had no objection;

   c. Any further waivers identified in the Engineering Review Letter to which the Board Professionals had no objection;

   d. All further waivers identified in the Planning Review Letter to which the Board Professionals had no objection;

   e. Any and all waivers as determined to be required by the Board and Board Professionals during the Applicant's public hearing.

8. **Engineering Review Letter.** The Board Engineer, Steven M. Bach, PE, RA, PP, CME of Bach Associates, PC, issued a report dated November 6, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

9. **Planning Review Letter.** The Board Planner, Kenneth D. Lechner, PP, AICP, issued a report dated October 28, 2019, incorporated by reference as if set forth fully herein, recommending certain revisions, clarification and/or modifications to the plans with which the Applicant agreed to comply unless otherwise outlined or modified further herein, or to the extent that they had not been addressed through testimony.

10. **Public Testimony**. No members of the public appeared to testify during the Applicant's November 12, 2019 public hearing.

11. **Decision on Waivers.** With regard to the waivers referenced in Paragraph 7 herein and more fully set forth in in the Board Professionals Review Letters, the Board finds the waivers, particularly the design waiver from LDO § 516 – to provide concrete sidewalks along proposed new Lots 4.01 and 4.02, to be reasonable under the circumstances and justified by the Applicant's testimony, particularly because there is no sidewalk on other residential properties in the immediate area and surrounding vicinity of the Property such that the development of sidewalks would be out-of-place, and further because the Board Professionals did not object to the granting of the waivers; thus, the Applicant is entitled to the waiver relief and is hereby granted the waivers set forth in Paragraph 7. Garofalo v. Burlington Tp., 212 N.J. Super. 458 (Law Div. 1985).

12. **Decision on Minor Subdivision.** With regard to the requested minor subdivision approval, through the evidence submitted and testimony presented by the Applicant's witnesses, professionals, the Board's professionals, and members of the public, if any, the Board finds and concludes that the proposed minor subdivision complies with all minor subdivision and other standards, specifications, and requirements established by the LDO not addressed by waivers as detailed herein, and that the Property is suitable for the proposed subdivision given the sufficient size of the Property, the lack of variances required, and permitted residential uses in the R-4 Zone. See, e.g., Levin v. Livingston Twp., 35 N.J. 500, 510–11 (1961); Pizzo Mantin Group v. Randolph Twp., 261 N.J. Super. 659 (App. Div. 1993), aff'd. as mod., 137 N.J. 216 (1994).

NOW, THEREFORE BE IT RESOLVED, after considering the foregoing facts, the Board further concludes that the Applicant has demonstrated that the Application will not have a deleterious effect upon the neighborhood, and has satisfied the standards necessary for approval and should therefore be approved subject to the specific and standard conditions stated herein and on the record; and

WHEREAS, a motion was duly made by Councilman Hutchinson and seconded by Ms. MacPherson to **APPROVE** the Application as set forth above, and a roll call vote on the motion was recorded as follows:

Those Eligible to Vote	Those in Favor	Those Opposed
Councilman Hutchinson	X	
Ms. Bradley	X	
Mr. Thomas	X	
Mr. Hojnowski	X	
Ms. MacPherson	X	
Ms. Botsford	X	
Ms. Costa	X	
Chairman Dintino	X	

IT IS FURTHER RESOLVED, the above relief is subject to the following specific conditions:

1. The Applicant shall comply with all terms, conditions, and recommendations contained within the Board Professionals' Review Letters.

2. The Applicant shall revise the minor subdivision plans in accordance with the Board Professionals' recommendations and shall submit same for the review and approval of the Board Professionals.

3. The Applicant shall remove the existing on-site metal shed from the Property.

IT IS FURTHER RESOLVED, the above relief is subject to the following standard conditions:

1. That the Application, all exhibits, testimony, map, and other documents submitted and relied on by the Applicant, are true and accurate representations of the facts relating to the Applicant's request for approval. In the event that it is determined by the Board, on non-arbitrary, non-capricious and reasonable grounds, that the Application, exhibits, testimony, maps, and other documents submitted are not accurate, are materially misleading, or are the result of mistake, and the same had been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought by the Applicant, the Board may review its approval and rehear the Application, if circumstances so require, or where a rehearing is necessary and appropriate in the interests of justice.

2. Upon discovery by the Board of clear and convincing evidence of a materially misleading submission, material misstatement, materially inaccurate information, or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there had been a material fault in the Application, the Board shall take whatever action it deems appropriate at that time, consistent with the MLUL and case law, including but not limited to a reconsideration of its prior approval, a rehearing, a modification of its prior approval, or such other action as appropriate. In addition, at any time within 45 days after the adoption of this resolution, a party of interest may appeal to the Superior Court for an order vacating or modifying any term or condition as set forth herein.

3. The Applicant shall indemnify and hold the Township harmless from any Claims whatsoever which may be made as a result of any deficiency in the Application, or as to any representations made by the Applicant, including but not limited to proper service and notice upon interested parties made in reliance upon the certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Township pursuant to N.J.S.A. 40:55D-12(c), and publication of the notice of public hearing in this matter in accordance with the law.

4. The relief as granted herein is subject to the discovery of any and all deed restrictions upon the Subject Property which had not been known or had not been disclosed to the Board, but which would have had a materially negative impact upon the Board's decision in this matter had they been so known, or so disclosed.

5. The Applicant must obtain approvals from any and all other governmental and/or public agencies as required, whether federal, state, county or local, over which the Board has no control but which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies, if any, such approvals are required.

6. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from such outside agencies, with a copy thereof to the Board's Solicitor, Engineer, and Planner.

7. The Applicant must pay the costs of all professional review and other fees required to act on the Application, pursuant to the applicable sections of the Township's land development ordinances, zone codes and any other applicable municipal codes, and the MLUL.

8. The Applicant assumes all risks should the Applicant fail to obtain any other construction or other municipal permits required with respect to the relief as granted herein during the statutory appeal period associated with the language of this resolution.

9. The Applicant must obtain any other construction or other municipal permits required with respect to the relief as granted herein.

10. The Applicant shall comply with all of the representations and stipulations as contained in the application and as represented through testimony in support of the application.

ATTEST:

GLOUCESTER TOWNSHIP
PLANNING BOARD:

_____
KENNETH LECHNER, SECRETARY

_____
FRANK DINTINO, CHAIRMAN

CERTIFICATION

I HEREBY CERTIFY that this resolution of memorialization being adopted by action of the Board on this 14th day of January 2020 represents a true and correct copy of a resolution adopted by the Gloucester Township Planning Board consistent with its decision at a meeting held on the 12th day of November 2019.

_____

KENNETH LECHNER, SECRETARY

GLOUCESTER TOWNSHIP PLANNING BOARD

AGENDA PROCEDURES

2020

1). CALL TO ORDER

2). SALUTE TO THE FLAG

3). ROLL CALL

4). OPENING STATEMENT

5.) SWEARING OF BOARD PROFESSIONALS

6). GENERAL RULES

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ADOPTING AGENDA PROCEDURES

WHEREAS, the Municipal Land Use Law N. J. A. A. 40:55D-8 requires that every municipal agency acting thereunder must adopt rules and regulations for the administration of its functions, powers and duties; and

WHEREAS, the Planning Board is desirous of maintain the current procedures that have been adopted for such administration a copy of which are attached hereto and made a part hereof;

NOW, THEREFORE, BE IT RESOLVED THAT the rules and by-laws of the Planning Board of the TOWNSHIP OF GLOUCESTER be and are hereby adopted pursuant to the statutes in such case made and provided.

ATTEST:

TOWNSHIP OF GLOUCESTER PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th<u>th day of January, 2020.</u>

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF A RECORDING SECRETARY

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect a Recording Secretary who need not be a member to serve as a Recording Secretary to the Board and to assume a Recording Secretary under the Municipal Land Use Law 50:55 D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a Majority of members able to vote, the following individual was elected to serve as Recording Secretary;

NOW, THEREFORE BE IT RESOLVED that the aformentioned individual shall be And is hereby elected to serve as Recording Secretary of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) yr.

ATTEST:
GLOUCESTER

TOWNSHIP OF
PLANNING BOARD

_____
Secretary

_____
Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution Adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on **The 14th day of January, 2020**.

_____
Kenneth D. Lechner

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING THE ELECTION OF CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Chairman who shall preside at all public meetings and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:	**TOWNSHIP OF GLOUCESTER PLANNING BOARD**
_____	_____
Secretary	**Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the PLANNING BOARD of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th day of January, 2020.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING THE ELECTION OF VICE CHAIRMAN

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is empowered to elect from among its members a Vice Chairman who shall serve in the stead of the Chairman when the Chairman is absent and assume and discharge all of the responsibilities delegated by the Municipal Land Use Law 50:55D-1, et seq.; and

WHEREAS, upon motion made and seconded and upon the affirmative vote of a majority of members able to vote, the following individual was elected to serve as Vice Chairman:

NOW, THEREFORE BE IT RESOLVED that the aforementioned individual shall be and is hereby elected to serve as Vice Chairman of the Planning Board of the TOWNSHIP OF GLOUCESTER for a term of one (1) year.

ATTEST:	**TOWNSHIP OF GLOUCESTER PLANNING BOARD**
_____	_____
Secretary	**Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by 14th day of January, 2020.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER PROVIDING FOR THE SERVICES OF A SOLICITOR

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Solicitor; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Solicitor:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Solicitor; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Solicitor to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further stat that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of Adjustment of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th Day of January, 2020.

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF AN ENGINEER/TRAFFIC

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of A Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th Day of January, 2020.

_____

Secretary

A RESOLUTION OF THE GLOUCESTER TOWNSHIP PLANNING BOARD PROVIDING FOR THE SERVICES OF A CONFLICT ENGINEER

WHEREAS, the Planning Board of the TOWNSHIP OF GLOUCESTER is in need of the regular services of a Conflict Engineer; and

WHEREAS, N. J. S. A. 40:55D-24 authorizes the Planning Board to employ legal counsel, experts and other staff; and

WHEREAS, such services are deemed to be professional services within the definition of the local public contracts law N. J. S. A. 40A:11-2(6) and the award of such contracts are exempt from competitive bidding pursuant to N. J. S. A. 40A:11-51A(i); and this selection is part of a fair and open process in accordance with Title 19 of the laws of the State of New Jersey.

WHEREAS, the following individual is deemed by the Board to be the individual best qualified to serve as Conflict Engineer:

NOW, THEREFORE, BE IT RESOLVED that the aforementioned individual be and is hereby awarded a contract for one (1) year from the date hereof for the provision of professional services as Conflict Engineer; and

BE IT FURTHER RESOLVED that the Chairman and Vice Chairman and Secretary of the Board be and are hereby authorized to execute contracts with the named individual for the provision of professional services as Conflict Engineer to the Planning Board for the TOWNSHIP OF GLOUCESTER;

BE IT FURTHER RESOLVED that the Secretary of the Board is directed to publish a brief notice stating the nature, duration, service and amount of the contact awarded hereby which notice must further state that this Resolution and the contract authorized hereby are on file and are available for public inspection in the office of the Clerk in the municipality which publication shall take place forthwith.

ATTEST:

TOWNSHIP OF GLOUCESTER
PLANNING BOARD

_____

Secretary

_____

Chairman

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th Day of January, 2020.

_____

Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING REGULAR MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. **All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;**
2. **All advance written notices of Board meetings shall be given to the Courier Post and the Philadelphia Inquirer, South Jersey Edition;**
3. **All advance written notices of Board meetings from January14th, 2020 through the date of the 2020 reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;**
4. **The regular meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 7: 00 PM.**

GLOUCESTER TOWNSHIP NOTICE

Take Notice a Resolution of the Planning Board of the Township of Gloucester Established Regular Meeting dates for 2020 to be Heard In the Council Room of Gloucester Township Municipal Complex located 1261 Chews Landing Clementon Rd., at 7:00 PM for the following dates:

Regular Meetings/Council Room 7:00 PM

January 14, 2020
January 28, 2020

February 11, 2020
February 25, 2020

March 10, 2020
March 24, 2020

April 14, 2020
April 28, 2020

May 12, 2020
May 26, 2020

June 09, 2020
June 23, 2020

July 14, 2020
July 28, 2020

August 11, 2020
August 25, 2020

Continued

September 08, 2020
September 22, 2020

October 13, 2020
October 27, 2020

November 10, 2020
November 24, 2020

December 08, 2020
December 22, 2020

5. **The regular meetings shall be held as scheduled unless canceled for lack of applications to process;**
6. **The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;**
7. **The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"**
8. **Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.**

ATTEST: **TOWNSHIP OF GLOUCESTER**

_____ _____

Secretary **Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of the TOWNSHIP OF GLOUCESTER at a meeting held on the 14th day of January, 2020.

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Secretary

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF GLOUCESTER ESTABLISHING WORK SESSION MEETING DATES AND OFFICIAL NEWSPAPERS IN CONFORMITY WITH THE OPEN PUBLIC MEETINGS ACT

WHEREAS, the Open Public Meeting Act requires advance written notice of all meetings of the Planning Board be posted in one public place designated by the Board and mailed, telephoned, telegrammed or hand carried to at least two newspapers designated by Resolution and mailed to all persons requesting a copy of same upon payment of the established fee;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the TOWNSHIP OF GLOUCESTER as follows:

1. **All advance written notices of the Board meetings shall be posted by the Board Secretary on the official bulletin board located in the Municipal Building of Gloucester Township;**
2. **All advance written notices of Board meetings shall be given to the Courier Post and the Philadelphia Inquirer, South Jersey Edition.**
3. **All advance written notices of Board meetings from January 14th, 2020 through the date of the 2020 reorganization meeting of the Planning Board shall be mailed to all persons requesting a copy of same after payment by such person of a fee of $5.00. News media shall be exempt from such fee;**
4. **The work session meetings of the Board are hereby affixed for the following dates at the Township of Gloucester Municipal Building, Chews Landing-Clementon Road at Hider Lane, Gloucester Township, New Jersey at 4:30 PM.**

GLOUCESTER TOWNSHIP PLANNING BOARD
WORK SESSIONS

COUNCIL ROOM 4:30 PM

JANUARY 21, 2020

FEBRUARY 18, 2020

MARCH 17, 2020

APRIL 21, 2020

MAY 19, 2020

JUNE 16, 2020

JULY 21, 2020

AUGUST 18, 2020

SEPTEMBER 15, 2020

OCTOBER 20, 2020

NOVEMBER 17, 2020

DECEMBER 15, 2020

5. **The work session meetings shall be held as scheduled unless canceled for lack of applications to process;**
6. **The board may provide for special meetings at the call of the Chairman or at the request of any two of its members, which special meetings shall be open to the public and to be held on at least forty eight (48) hours notice, which notice shall be in the same manner as that for a regular meeting;**
7. **The Chairman may call an executive session at any time to discuss the procedural preliminaries of an application being considered or to discuss any other matters permitted to be disbudded in closed session by N. J. S. A. 10:4-6 et seq. "The Sunshine Law"**
8. **Notice of the schedule of meetings indicated in Paragraph 4 shall forthwith be posted on the official bulletin board located in the Municipal Building and mailed to the Courier Post and filed with Clerk of the TOWNSHIP OF GLOUCESTER.**

ATTEST: **TOWNSHIP OF GLOUCESTER PLANNING BOARD**

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Secretary **Chairman**

CERTIFICATION

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Planning Board of 2020.

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Secretary