

**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

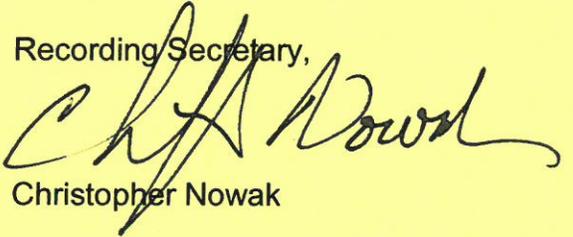
The application #191046M was approved by unanimous.

General Correspondence – Other Business

NONE

Chairman Dintino adjourned the meeting.
Meeting Adjourned.

Recording Secretary,



Christopher Nowak

AVERY