

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**VIRTUAL MEETING**  
**Tuesday June 9<sup>th</sup>, 2020**

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Chair McPherson calls the meeting to order.

Salute to the Flag.

Chair McPherson requests a roll call.

Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mr. Kricun	Absent
Mr. Hutchinson	Absent
Mrs. Bradley	Present
Mrs. Rossi	Absent
Mr. Thomas	Absent
Mr. Hojnowski	Present
Ms. Botsford	Present
Mrs. Marks	Present
Chair McPherson	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Opening Statement is made by Mr. Lechner.

Chair McPherson announces the general rules of the meeting.

Chair McPherson requested Swearing in of Board Professionals.

Mr. Boraske swears in Mr. Lechner & Mr. Bach.

Mr. Lechner requests Ms. Botsford sit in for Mr. Kricun who agrees.

**Minutes for Memorialization**

Minutes from February 25, 2020.

Chair McPherson requested a motion to approve the minutes.

Mr. Guevara made a motion seconded by Ms. Botsford.

Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The February 25<sup>th</sup>, 2020 Minutes were Memorialized.

Resolutions for Memorialization**Ordinance O-20-03**

**Amending Ordinance O-03-03  
Regarding Affordable Housing  
Procedural & Eligibility Requirements  
Fair Housing Act & Uniform Housing  
Affordability Controls.**

Chair McPherson requested a motion to approve the Resolution.  
Mr. Guevara made a motion seconded by Ms. Botsford.

Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-03 was Memorialized.

**Ordinance O-20-04**

**Amending Ordinance O-12-26  
Lakeland Complex Phase 1 - Block: 12301  
Redevelopment Plan to allow Multi-  
Family housing within Block: 12301.**

Chair McPherson requested a motion to approve the Resolution.  
Mr. Guevara made a motion seconded by Ms. Botsford

Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-04 was Memorialized.

**Ordinance O-20-05**

**Adopting a Redevelopment Plan for  
Block: 12302 Lot: 1 Lakeland Phase 2.  
Lakeland Complex Phase 2-B:12302 L:2  
Redevelopment Plan prepared by Bach Assoc.**

Chair McPherson requested a motion to approve the Resolution.  
Mr. Guevara made a motion seconded by Ms. Botsford.

Roll Call:

Mr. Guevara	Yes
Mr. Hutchinson	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Resolution for Ordinance O-20-05 was Memorialized.

Motions for Adjournments

NONE

Public Comments on Non-Agenda Items

NONE

Unfinished or Adjourned Hearings

NONE

New Applications for Review

#201003CM

Group Four Equities, LP

Commerce Plaza 1 &amp; 2

Zone: HC

Minor Subdivision/Variance

Block: 20304 Lots: 1 &amp; 2

Location: 1279-1337 Blackwood-Clementon Rd.

Adjusting Lot Lines

**NOTES:**

Mr. Damien DelDuca representing the applicant Group Four Equities in reference to Commerce Plaza 1&2 which is a shopping center. It has two larger buildings to the rear of the property and several pad sites to the front. The applicant is here to separate the two tax lots of about 18.66 acres into 3 lots. Giant Fitness is looking to purchase Lot 2, consequently needing the subdivision. The lots would be designated as Lot 1 (@9acres), Lot 2 & 2.1(4.3acres ea.)

Mr. DelDuca continues to state three (3) variances are required.

- 1) Lot 2: No lot frontage, landlocked but is required by ordinance; however it will have a shared access to parking. The property line will just be moved to create Lot 2.1
- 2) Lot 2: Giant Fitness parking lot will have 151spaces but ordinance requires 173, however extra spaces not needed since will share parking spaces with other lots which would be more than adequate.
- 3) Parking Lot setback along a property line requiring ten feet but with the subdivision it would be reduced to a seven foot setback.

Mr. DelDuca classified this as a Financial Sub-Division created as transfer of ownership or financing the property. We are not looking to make unnecessary variances but these are considered a C-2 Variances in which the Variances out weight the detriments. The Sub-division is to re-vitalize the shopping center where Giant Fitness will occupy the empty building. He recognizes that there are No detriments with these Variances

Mr. DelDuca stated that they reviewed the comment letters from the Board and is willing to comply with all suggestions within.

Mr. DelDuca introduced Andy Simpkins: engineer and planner who was sworn in and recognized as a professional to present a brief testimony.

Mr. DelDuca asked verifying questions of the above information. He also testified that there is NO detriment or impairment upon the granting of the Variances. There are NO wetlands within the property lines. He verified that sidewalks would also be installed.

Chair McPherson asked if there were any questions/comments from the Board.

Mr. Bach discussed cross parking between lot lines and property maintenance.

Chair McPherson asked if there were any questions/comments from the Public.

None

Mr. Boraske clarified the conditions of the motion.  
 Chair McPherson asked for a motion to approve the application.  
 Mr. Hojnowski made a motion seconded by Ms. Botsford.  
 Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 201003CM was approved.

**#201007MSP**  
**Franklin Square Preservation**  
**Zoned: Apt./R4**

**Minor Site Plan**  
**Block: 1501 Lot: 6**  
**Location: 301 South Hildebrand Ave.**  
**Enhancing physical Features fencing, lighting, re-grading, replacing curbs, sidewalk repair & replacement**

**NOTE:**

Mr. Brian Lozuke Esq. representing Fairstead Housing introduced his accompanying team: Michael Citerone, Bobby Byrd, Elizabeth Thorn, Brian King, Estelle Chan & Joaquin Moses.

Mr. Lozuke continued to state that his client acquired the property August 2019. The property has 19 buildings housing 224 apartment units in which they are looking for site upgrades and improvements plus regarding/repairing the parking lot.

Mr. Lozuke further stated the upgrades would be discussed by Mr. Citerone but in summary they would include:  
 lighting fixtures, trash enclosures, fencing, selective regarding under 3,500 sq. feet (correcting flooding), asphalt repairs to parking areas, curbing /depressed ramps/sidewalks with all in kind just exact replacement.

Mr. Lozuke stated he would like Mr. Citerone to respond to the point by point comments in the Board Letters.

Mr. Borasky sworn in all those testifying (Citerone, Byrd, King)

Mr. Bach stated that he did not receive the responses but Mr. Lechner responded stating he had those responses in front of him received June 8<sup>th</sup>, 2020. However the separate review responses from Mr. Lechner & Mr. Bach were received at different times it was decided to proceed from Mr. Bachs comments dated April 15<sup>th</sup>.

Mr. Citerone responded that there were no questions about the comments and agreeing to all just to make slight changes to drainage.

Mr. Lechner had no real comments just asking if variances were needed.

Mr. Citerone stated that all improvements would be in kind.

Mr. Lechner inquired about trash enclosures requesting that there should be gated.

Mr. King stated their discussion concluded using bollards. Mr. Lechner suggested gates with pedestrian access because of unsightliness. Mr. Bach suggests that if applicant can prove the proposed solution would cause a problem for the residents there it would be considered.

Chair McPherson asked if there were any questions /comments from the Board Professionals.  
None Replied.

Chair McPherson asked if there were any questions/comments from the Public.  
Mr. Michael Bitterman asked if there is a new trash enclosure or retaining wall being installed against his property that borders the site?

Mr. Lozurke responded that there would be No new trash receptacles and No changes to retaining walls against his property line.

Mr. Boraske summarized the application.

Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.

Mr. Dintno made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 201007MT was approved.

**#191050CPFS**  
**The Lofts @ Gloucester**  
**Zoned: CD-RD**

**Minor Site Plan**  
**Block: 1501 Lot: 6**  
**Location: 301 South Hildebrand Ave.**  
**Enhancing Physical Features fencing, lighting, re-grading, replacing curbs, sidewalk repair & replacement**

**NOTE:**

Mr. Doug Wolfson, Esq. entered chat to speak who represents M & T Gloucester Partners applying for Preliminary and Final Site Plan of Block: 1501 Lot:6 301 South Hildebrand Rd. to construct 12 buildings of 360 Apartment Units & 4 story/125 hotel rooms.

Mr. Wolfson introduced his accompanying professional individuals Mr. Ron Aulenbach- Applicants Dir. of Planning, Michelle Brieholf – Traffic Engineer, Justin Auciello- Planning Consultant, Paul Latham-Civil Engineer, in which all were sworn in by Mr. Boraske.

Mr. Wolfson requested from Mr. Lechner that the Board has jurisdiction and the notices for Variances & Site Plan application were okay.

Mr. Lechner responded with an affirmative answer that they were received and checked.

Mr. Wolfson called Mr. Allenbach to testify.

Mr. Allenbach continued to describe Lot: 3.01 in the College Drive Redevelopment Area as a lot having 24.5 acres located off Love Rd. & Rt. 42. The proposal would include 360 residential units, 5000 sq.ft. Club house, 125 room Hotel. Mr. Allenbach expressed that this project had been in the planning for a long time while waiting for the redevelopment plan to be revised to include this Lot, so this project could move forward.

Mr. Wolfson requested they review the Site Plan application through the exhibits for the Board review.

Mr. Wolfson requested they review the Site Plan application through the exhibits for the Board review.

Mr. Lechner displayed the plan while Mr. Allenbach continued by describing its features. There is access off Love Dr. & Davistown Rd. where there will be 12 buildings of 30 Apt. units each comprising 360 units in total. The split of units will be 216 two bedroom units and 144 two bedroom units. He expressed this is a difficult site to develop due to 40 ft. grading difference from North to South so retaining walls needed will be requesting variances. He also mentioned an easement on the NW corner as access to Davistown Rd.

In conclusion he stated the Hotel is on hold till they contract a hotel operator and they submit a build plan.

Mr. Allenbach concluded his summary Mr. Allenbach request a review of the Boards Letters. Mr. Allenbach continued to review the pages of the Boards Letters. In his review he request waivers on certain pages/item numbers but the overall concerns they would comply. All lots will be owned and maintained by the applicant.

Mr. Bach questioned item #14 to determine what was appropriate to be determined by Board Professionals: separation of seasonal runoff and the ground water.

He stated throughout their properties they found that location of one central location for trash disposal is preferable for refuse disposal and pickup. Dumpster location would be coordinated with the Township MUA.

He continued to discuss certain items: storm water runoff, fencing, recreation area, club house, lighting and referred other points to the other professionals for later testimony.

Mr. Allenbach designated Mr. Auciello to discuss the variances needed for retaining walls as it relates to the Board comments.

Mr. Wolfson referred to Ms. Briehoff for a traffic report who testified on adequate parking with appropriate handicap availability according to ADA requirements.

Mr. Lechner stated there were 4 instead of 5 handicap spaces on the plan for the hotel.

Ms. Briehoff stated she would check and make a revision if needed.

Mr. Bach questioned the street spaces were 8.5 ft wide and would like to see the spaces 9 ft. wide if that could be accommodated in which she would comply with that request.

The impact study was collected in 2018 and posed No impact to the adjacent area.

Mr. Lechner stated that our ordinance usually provides more parking than is needed.

Mr. Wolfson introduced Mr. Auciello who explained why the Variances' are justified pertaining predominately to the retaining walls and fencing.

Mr. Auciello continued to justify the Variances' through a site plan display for all to view. During his verification he stated the Variance approval was a C1 Hardship due to the property grade and topography of the site leading to non-compliance.

Variances are for safety and protection of the residence and maximize the layout.

Other Variances are minor but needed because of the properties C1 hardship.

The substantial benefit out way any detriments of the property.

Mr. Wolfson asked if additional testimony from Mr. Latham was needed.

Mr. Bach replied None needed.

Chair McPherson asked if there were any questions /comments from the Board Professionals. No further questions.

Chair McPherson asked if there were any questions/comments from the Board.

No Questions.

Chair McPherson asked if there were any questions/comments from the Public.

-Toni DeVarenne was recognized to speak and sworn in.

She asked: explain variance the applicant was requesting see if it impacted their property that was directly adjacent especially concerning Evergreen Avenue.

Inquired about placing a Stop sign on Davistown which they will place a full control intersection.

-Dan Kelly was recognized to speak and sworn in.

Inquired about buffer zone behind his house: fencing, mounding and distance from property line?

Mr. Aulenbach stated @30 feet of distance between property and the curb line shrouded by 6foot board on board fence with bushes and trees but no burming..

Inquired @ Lots: 5,6, &7 if they were sold or given away. Mr. Lechner stated there is agreement of sale with a cap with town to clean up the site.

-Frank Dobbs was recognized to speak and sworn in.

Questioned drainage basin directly across from his property which usually has pools of water as it is now and how is the proposed basin going to be concealed?

Mr. Lechner answered that a sidewalk will be in place with total landscaping.

Mr. Aulenbach stated the basin is setback 75' with 650' off property line and dewatering within 72 hrs. Access to roadway would be totally separate to commercial property with Stop signs.

Mr. Bach stated basins must dewater within 72 hrs. so compliance is needed.

-Denise Coyne was recognized to speak and sworn in.

Mr. Aulenbach replied to the following questions.

Inquired what is being put on lots 3, 3.01 & 5-12?

Basically comprises of the entire development with variety of things on each lot with Lots 5,7 & 8 containing the retention basin.

Inquired about purchase price of Lot 25: lot purchased from County with figures unavailable.

Closing sale dates would be dependent on approvals from County.

Inquired about occupancy spread: 144-1bdrm and 216- 2bdrm apartments.

Inquired about rebate: No agreement on rebate as of this time.

Inquired about long term hotel occupancy: Not set up in original plan waiting for national chain.

Inquired on Hotel build on hold: Waiting for hotel chain to come on board and there will be no more apts. built if Hotel does not come to fruition without returning to Board for approval if allowed by zoning.

Inquired about Apartments build on demand: will be built to suit the need.

Mr. Boraske summarized and clarified the application approval requirements.

Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.

Mr. Dintino made a motion seconded by Mrs. Bradley.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Mr. Hojnowski	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Application 191050CPFS was approved.

Chair McPherson requested that the Board take a 10 min break.  
 After the break Chair McPherson requested a Roll Call for attendance purposes.  
 Roll Call:

Mr. Dintino	Present
Mr. Guevara	Present
Mrs. Bradley	Present
Mr. Hojnowski	Present
Ms. Botsford	Present
Mrs. Marks	Present
Chair McPherson	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Lechner	Present

Chair McPherson proceeded with opening the meeting again and introducing the following.

Ordinance O-20-06 - Ordinance of the Township of Gloucester County of Camden & State of New Jersey Adopting Amendment #1 Amending Ordinance O-15-08 Commonly known as the College Drive Redevelopment Plan to allow one (1) Off-Premise sign on B:13103 L:2/3/3.01 as a permitted use to N.J.S.A. 40A: 12A-1Et Seq.

**NOTE:**

Mr. Lechner stated that this Ordinance would allow Billboard to be built on one lot this being a land use matter before 2<sup>nd</sup> reading review vote goes to council.

Chair McPherson asked if there were any questions /comments from the Board Professionals.  
 None Replied.

Chair McPherson asked if there were any questions/comments from the Board.  
 None replied.

Chair McPherson asked if there were any questions/comments from the Public.  
 None replied

Chair McPherson asked for a motion to approve the application as stated by the applicant and satisfaction of the conditions & concerns presented by the board.

Ms. Botsford made a motion seconded by Mr. Dintino.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mrs. Bradley	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chair McPherson	Yes

The Ordinance O-20-06 was approved.

General Correspondence – Other Business

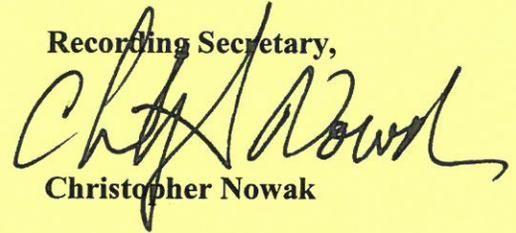
NONE

Chair McPherson requested a motion to adjourn.

Motion to adjourn was made by Mr. Dintino seconded by Ms. Botsford.

Meeting adjourned.

Recording Secretary,



Christopher Nowak

AVERY