

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, March 23, 2021

Chairwoman MacPherson called the meeting to order at 7pm.

Salute to the Flag was done.

Chairwoman MacPherson requested a roll call to be conducted.

**Roll Call**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
Mr. Guevara	Present
Mr. Hutchison	Present
Mrs. Bradley	Absent
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Ms. Botsford (Alt. 2)	Present
Mrs. Marks	Absent
Mr. Engelbert	Present
Ms Lipscomb	Present
Ms Keeley	Absent
Mr. Boraske	Present
Mr. DiRosa for Bach Associates	Present
Mr. Lechner	Present
Chairwoman MacPherson	Present

Opening Statement made by Mr. Lechner.

Chairwoman MacPherson asked that the Board Professionals be sworn in.

Mr. Boraske swears in Mr. DiRosa and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting

**Minutes for Memorialization**

None

**Resolutions for Memorialization**

None

**Motions for Adjournments**

None

**Public Comments on Non Agenda Items**

Chairwoman advised that there was no one identified for comments, therefore this meeting portion was closed.

**Unfinished or Adjourned Hearings**

None

**Applications**

#171074PFSPSFP Ext.	Extension of Minor
Lidl US, Operations	Subdivision
Zoned: NC	Block: 12402 Lots: 12-15
	912 S Black Horse Pike, Blackwood
	Extension of Minor Subdivision adopted 10/13/2020

Charwoman read the new application details.

Lauren D'Allesandro, Esq. attorney for the Applicant from the firm of DeIDuca Lewis Law Firm was in attendance representing Lidl US Operations LLC. She reviewed the time line surrounding the letter submitted to the board for the extension for the minor subdivision and the

requirements under the municipal land use law statute for minor subdivisions. Due to the date the board adopted the resolution for approval that was adopted the deadline is 4/21/21 and asking for one year extension from that date because they are still actively pursuing all of their outside agency approvals particularly in the letter NJDOT approval. They are anticipating that approval in December related in part to Covid delays taking longer to get the outside agency approvals. They need all of this to close on the purchase of the property. They are looking for the one year extension so that they do not have to keep appearing for additional extensions.

Mr. Boraske reviewed the procedures and explained that many of these items were out of their control. He confirmed that they promptly started all of these requirements pre-covid but now with Covid there has been additional delays that are out of their control.

Chairwoman MacPherson asked if there was any questions from Mr. Lechner or the board. Seeing none, Chairwoman MacPherson asked for a motion to approve the application for the one year extension.

Motion was made by Mr. Guervera and seconded by Vice Chairman Engelbert.

Chairwoman MacPherson requested a roll call.

**Roll Call:**

<b>MEMBER</b>	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Batsford (Alt. 2)	Yes
Ms. Lipscomb	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

**Application #171074PFSPSFP Ext. was approved**

**#211002SPW**

**Site Plan Waiver**

**Electrify America**

**Block: 18320 Lot: 3**

**Zoned: BP**

**Location: 487 Crosskeys Rd, Sicklerville**

**Installation of Four Electric Vehicle Charging Stations &  
Associated equipment on the Target Parking lot.**

Charwoman read the new application details.

Kimberly Bennett was present from Fox Rothschild LLC on behalf of the applicant Electrify America LLC.

Kimberly Bennett presented Mr. Devon Vlasin of Electrify America to be sworn in by the board attorney to testify.

Mr. Boraske swore in Mr. Devon Vlasin of 2003 Edmund Halley Drive Suite 200, Reston VA 20191. He is the Project Development Manager for Electrify America. He reviewed where these will be located on the site and provided some background and explained how to use and access the charging stations. He reviewed their App and various ways to access the stations. They are DC fast chargers so the time to charge is minimal.

Ms. Bennett asked if there was any questions from the board.

Mr. Hutchison asked what the price would be for a 25 minute charge? Mr. Vlasin advised it would be roughly \$20 for a 25 minute since it is charged by the kilowatt hour.

Mr. Guevara asked if there were different charging heads for various vehicles? Mr. Vlasin explained how the system worked and how the different heads would be used.

Ms. Bennett presented the Engineer to review the site plan and answer any additional questions as well as a few exhibits to show what the users will see when they pull up the App.

Mr. Boraske swore in Mr. Ben Mitsmenn- Civil Engineer from Kimley-Horn and Associates located at 902 Carnegie Center Blvd Suite 140, Princeton, NJ 08540.

Mr. Mitsmenn gave his educational and professional background. The sites were reviewed and he reviewed the location, drainage, grading, lighting and ground covering. He reviewed the stall locations and sizes and advised that the larger one would be ADA accessible.

Chairwoman MacPherson asked if the board had any questions for Mr. Mitsmenn.

Mr. Lechner wanted his report addressed by one of their professionals regarding the General Goals, Objectives and Ordinances to see where they were at regarding the same.

Ms. Bennett presented Mr. John Leoncavallo- Planner to answer some of these items.

Mr. John Leoncavallo of 388 Washington Rd Suite E Sayreville, NJ 08872 was sworn in by Mr. Borakse. He presented the board with his experience and education. Mr. Leoncavallo reviewed all of the items referenced in the March 3, 2021 letter from Mr. Lechner. He was in agreement will all items in his report including all the lighting and landscaping.

Ms Lipscomb asked if they would require maintenance of any kind? Mr. Vlasin responded that they have an agreement with a third party company (Maxgen) and a 24/7 service center that you can call into to dispatch the company to address any issues.

Mr. Lechner asked if it was open 24/7 to charge and Mr. Vlasin confirmed yes they would have 24/7 access.

Ms Bennett wanted to make sure that it was recorded that this is for a site plan waiver and per the land development ordinance Section 705-B4 does not require notice for this meeting so they didn't notice and Mr. Lecher confirmed that was correct.

Mr. Boraske advised Mr. DiRosa of Bach and Associates has two issues in their letter they wanted to have addressed. Mr. DiRosa read the questions and Mr. Vlasin explained what landscaping they would be doing since Target did not want a fence. He also reviewed the lock and key compatibility. Mr. Lechner advised that the town will want all of this done prior to issuing a Certificate of Approval. Mr. Lechner suggested that they schedule everything timely for site improvements based on seasons to not have any issues in timing.

Chairwoman MacPherson asked if there were any other questions from the board.

Mr. Guevara asked if they were pull ahead stalls. Response "Yes". He also asked what would happen if someone ran into them and how far back do they sit from the curb? Response: 10 inches and the steel concrete encasements were explained in greater detail.

Chairwoman MacPherson asked if there were any public comments. Seeing none this portion was closed.

Mr. Boraske gave a summary of the application and advised the board that they agreed to comply with all the redevelopment plan recommendations as well as all issue raised in the letters from the professionals.

Chairwoman MacPherson asked if there was any questions from Mr. Lechner or the board. Seeing none, Chairwoman MacPherson asked for a motion to approve the application for the site plan waiver.

Motion was made by Ms Lipscomb and seconded by Ms. Botsford.

Chairwoman MacPherson requested a roll call.

**Roll Call:**

<b>MEMBER</b>	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt. 2)	Yes
Ms. Lipscomb	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Application #21002SPW was approved

02-24-04      Ordinance      Ordinance of the Twp. County of Camden, State of NJ  
Adopting Amendment No.#4 Amending Ordinance  
0-04-13 Entitled The Blackwood West Redevelopment  
Plan in accordance with N.J S.A. 40A:12A-1ETSeq.  
Local Redevelopment & Housing

Chairwoman MacPherson asked if Mr. Lechner would explain this. Mr. Lechner explained that there is an applicant purchased property in Downtown Blackwood and he appeared before Council as a redevelopment entity and they recommended to accept his proposal to have a Tattoo Body piercing facility that is accessory to the principal use which is retail sales and personal uses. The Ordinance allows will allow it for this use. Block: 10606 Lot: 9

He explained what the business would be doing in the facility as well as the restrictions based on what is allowed per the Ordinance. It is before the Planning Board as a Land Use Application.

Mr. Hutchison advised that this was reviewed over several meetings and the need to revitalize Downtown Blackwood and Council has no problem with it.

Chairwoman MacPherson asked if there was any questions from the board. Seeing none, Chairwoman MacPherson Chairwoman MacPherson asked for a motion

Motion was made by Mr. Hutchison and seconded by Mr. Guevara.

Chairwoman MacPherson requested a roll call.

**Roll Call:**

<b>MEMBER</b>	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt. 2)	Yes
Ms. Lipscomb	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Land Use Application was approved.

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**Correspondence- Other Business**

Mr. Lechner advised the Board that Mrs. Bradley has to resign from the Board. She is attending school for her PHD and has to concentrate on school and family and regrets that she has to resign but feels she has to so she can concentrate on her schooling.

Chairwoman MacPherson asked if there were any other matters that needed to be addressed before she adjourned the meeting. Seeing no matters Chairwoman Macpherson adjourned the meeting.

Meeting adjourned 7:51 pm

Recording Secretary



Mrs. Maryjo Dintino

AVERY