

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, May 25, 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 – as amended

MEMBER	ABSENT/PRESENT
Mr. Guevara	Present
Mr. Hutchison	Absent
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Ms. Botsford (Alt. 2)	Absent
Mrs. Marks	Present
Ms Lipscomb	Present
Ms Keeley	Present
Mr. Boraske	Present
Mr. Bach for Bach Associates	Present
Mr. Lechner	Present
Vice Chairman Engelbert	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. Bach and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting

Minutes for Memorialization

Minutes for Memorialization – March 23, 2021

Chairwoman MacPherson requested a motion to memorialize the minutes.

Motion was made by Ms Lipscomb and seconded by Vice Chairman Engelbert.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The minutes for March 23, 2021 were memorialized.

Resolutions for Memorialization

#171074PFSPFSP

Block: 12402 Lots: 12-15

Lidl IS, Operations

Location: 912 S. Blackhorse Pike, Blackwood

PB-21-03

Chairwoman MacPherson requested a motion to memorialize the resolution.

Motion was made by Vice Chairman Engelbert and seconded by Ms Lipscomb.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The resolution #171074PFSPFSP was memorialized.

Resolutions for Memorialization (continued)

#211002SPW

Block: 18320 Lot: 3

Electrify America

Location 487 Cross Keys Rd, Sicklerville

PB-21-04

Chairwoman MacPherson requested a motion to memorialize the resolution.

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

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The resolution #211002SPW was memorialized.

0-21-04 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-1ET Seq. local
Redevelopment & Housing**

Chairwoman MacPherson requested a motion to memorialize the Ordinance.

Motion was made by Vice Chairman Engelbert and seconded by Ms Lipscomb.

Chairwoman MacPherson requested a roll call.

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Chairwoman MacPherson requested a motion to approve the application and the resolution.
A motion was made by Mrs. Marks and seconded by Ms Keeley for the application approval.
Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The application #201003CMEx was approved.

Resolution

#201003CM-Extension **.Block: 20304, Lots: 1 & 2**
Group Four Equities **Location: 1279-1337 Blackwood Clementon Rd**
PB-21-06 **Clementon**

Chairwoman MacPherson requested a motion to approve the resolution.
A motion was made by Ms. Lipscomb and seconded by Mrs. Marks for the application approval.
Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Resolution #201003CM-Extension was approved.



Application

#2101040CM

Extension of Minor Subdivision

John Smith

Block: 10201 Lot: 10.01

Zoned: R1

Location: 1059 Chews landing Rd

To Preserve Natural Ravine

Mr. John Wade, Attorney, was present on behalf of Mr. Smith. Mr. Bach clarified that Mr. Wade on behalf of his client, is requesting an additional 90 days to file for the minor subdivision. Mr. Wade explained that due to COVID there were a few delays they ran into, therefore needing to request the extension.

Chairwoman MacPherson requested a motion to approve the application.

A motion was made by Mr. Guevara and seconded by Vice Chairman Engelbert.

Chairwoman MacPherson requested a roll call.

Roll Call

<i>MEMBER</i>	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Application #2101040CM was approved.

Application

#211007

Courtesy Review

Camden County

Block: 17902 Lot: 11

Technical Schools

Location: 343 Berlin Cross Keys Rd, Sicklerville

Zone: IN

Proposed One Story Addition

David Patterson representing Camden County Technical Schools. They appear pursuant to NJSA 40:55G-31.

He would like witnesses that he has with him sworn in. Anthony DePrince who is the District Operations Manager at the Camden County Technical Schools, 343 Berlin Crosskeys Road, Sicklerville, NJ 08081 as well as Glenn Claypool of Garrison Architects located at 713 Creek Road, Bellmawr, NJ 08031 and Anthony DiRosa of Bach & Associates located at 304 White Horse Pike, Haddon Heights, NJ 08035.

Mr. Boraske swore in all of the witnesses.

Mr. Bach stepped down while this is presented to the board. It was solely as an abundance of caution, although note required for this courtesy review per Mr. Boraske.

Anthony DePrince advised that the NJDOE presented them with a grant for a New Career Program that they are looking to expand at this location. The program is Manufacturing Engineering Technology. They are expecting this program to grow with approximately 60 students.

Mr. Claypool and Mr. DiRosa explained the exhibits and design of the property. The overall property layout was also reviewed that included parking, storm water management etc.

The board has no questions. Chairwoman MacPherson clarified that there is no vote since there no action and this was for informational purposes. Mr. Lechner explained that he will issue a letter that they appeared before the board and they meet all of the statutory and requirements.

Mr. Bach rejoined the board at this time.

Application

#211010M

Robert Martinis

Zoned: R3 /GI

Minor Subdivision

Block: 15001 Lot: 8

Location: 2520 Garwood Rd, Sicklerville

Existing land into (2) lots

No proposed buildings or structures to be constructed

Mr. Wade, Attorney, appeared on behalf of the applicant. He provided some overview that the property has been in the family over 70 years. He has been a resident his entire life.

Mr. Wade, reviewed the acreage of the other lots and why they are looking to subdivide.

The applicant is looking to subdivide a lot which is 14.72 acre lot into 2 parcels. Mr. Wade reviewed other acreage that the applicant has as well as an ingress/egress easement previously granted to the applicant.

Applicant was sworn in by Mr. Boraske.

Applicant testified that if he were to build or sell to develop, he is aware that the buyer would have to appear before the board to get those approvals. Mr. Bach confirmed that all of the items in their April 15, 2021 review will be complied with and Mr. Wade agreed.

Mr. Lechner asked to be supplied where they intend to set the monuments referenced in his letter.

Mr. Bach summarized that this is a minor sub division and no proposed improvements are being asked for or contemplated.

Mr. Lechner said that the lot doesn't have frontage so he asked him to advise that it complies with the requirements for emergency vehicles. Mr. Wade said they do not know what the usage will be yet so they cannot testify for that. They suggest possible adoption by the town of future use. The easement has been in place since 2007. Any application for a site plan would have to testify for that variance and come before the board again.

Chairwoman MacPherson asked if there was any comments from the Public. There was no comments so the public portion was closed.

Application #211010M – continued

Chairwoman MacPherson requested a motion to approve the application.

A motion was made by Mr. Guevara and seconded by Mrs. Marks.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Application #211010M was approved.

#0-21-06

**Amending the Ordinance 0-03-03 Land Development
Regarding Plug-in-Electric Vehicle Charging Stations**

Mr. Lechner explained that the Mayor has an energy committee that he is a part of. The township is looking to get gold certification for Sustainable New Jersey. Sustainable NJ recommended that the Township adopt these two Ordinances. He explained how the procedures would work going forward with these Ordinances. Mr. Bach also explained that the electrical servicing equipment needs to be properly screened before allowing them to be installed by businesses.

Chairwoman MacPherson asked if there were any questions. Seeing none she requested a motion to approve the Ordinance.

A motion was made by Ms Lipscomb and seconded by Mrs. Marks.

#0-21-06 – Ordinance - continued

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Ordinance #0-21-06 was approved.

May 25, 2021

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FWW Letter of Interpretation – Regulatory Line Verification- Gloucester 42 Associates-
Gloucester Premium Outlets.

Chairwoman MacPherson asked was there anything else pending before she adjourned.

Mr. Lechner advised there is a site plan waiver pending and they will put that to the 6/22/21 meeting in case any additional ones are added. The board had no objections.

Chairwoman MacPherson requested to adjourn the meeting. 8pm.

Recording Secretary

Mrs. Maryjo Dintino

AMERY