

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, June 22, 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

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

AVERY

Minutes for Memorialization

Minutes for Memorialization – May 25, 2021 (as amended)

Chairwoman MacPherson requested a motion to memorialize the minutes.
 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 Minutes from May 25, 2021 have been memorialized.

Resolutions for Memorialization

#201040CM

Extension of Minor Subdivision

John Smith

Block: 10201 Lot: 10.01

PB-21-07

Location: 1059 Chews Landing Rd, Laurel Springs

Chairwoman MacPherson requested a motion to memorialize the Resolution.

Motion was made by Vice Chairman Engelbert 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 Resolution#201040CM was Memorialized.



Chairwoman MacPherson requested a motion to memorialize the Resolutions as outlined above

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

Chairwoman MacPherson requested a roll call.

Roll Call

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

The Resolution for 0-21-06 and 0-21-07 has been memorialized.

The Resolution for 0-20-07 remains tabled.

Motions for Adjournments

None

Public Comments on Non Agenda Items

Chairwoman advised that there was no one approached to comment on Non Agenda Items, therefore this meeting portion was closed.

Unfinished or Adjourned Hearings

None

New Applications

#19001PF Ext. Preliminary/ Final Major Site Extension (190 days)
Mipro Homes, LLC Block: 8401 Lot: 12.02
Zoned: SCR-IA-APT Location: 1495 Chews Landing Rd, Clementon

Jeff Brennan, Attorney, 107 White Horse Road Bldg F Suite 600, Voorhees, NJ 08043, was present representing Mipro Homes, LLC. They are requesting an extension of an approval that was previously obtained. Clarification was given that the extension was requested for 1 year not for 190 days. They went over various reasons including but not limited to Covid delays and surging prices for materials. The applicant, Michael Procicci, 239 Taunton Blvd Ste A, Medford, NJ 08055, was sworn in by Mr. Boraske. The attorney also reminded the board of the litigation history surrounding this matter. Mr. Lechner wanted to clarify that the resolution was approved on July 9, 2019, and if the extension was granted by the board (for administrative purposes), he asked that July 9, 2022 be used for the extension.

Chairwoman MacPherson asked if there was any questions from the board. Seeing none, Chairwoman MacPherson requested a motion to approve the application for the extension.

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 application #19001PF Ext. was approved.

AMERY

Applications (continued)

#211017CSPW

Bulk C Variance/Site Plan Waiver

Filomena Cucina

Block: 13303 Lot: 1

Italian Restaurant

Location: 1380 Blackwood Clementon Rd, Clementon

Louis Sampoli, Attorney, 900 Rt 168 Ste F3, Blackwood, NJ 08012 representing Filomenia Cucina Italian Restaurant was present. Also present on behalf of the application was David Crawford, Architect of 25 Hamilton Drive, Laurel Springs, NJ 08021. The applicant was not present. The attorney clarified there is a Site Plan Waiver and 2 Bulk Variances. He explained due to the uniqueness of this property it would impose a hardship to impose the 75 ft on every side. There is enough on 3 sides of the property. The impervious lot coverage is the second issue. He explained the changes and how it would affect the property. They reviewed the entire covered patio addition. The architect was sworn in by Mr. Boraske. Mr. Crawford testified to the same issues and explained in detail what the addition would consist of. They discussed textured concrete floor, shingled roof, bi-fold doors, etc. Mr. Back, Mr. Lechner and Mr. Sampoli calculated the required parking spots based on the seating total and employees on the busiest shift. They also used a survey that was submitted by Mr. Scicano. After various calculations and extensive discussion, they agreed that there are 93 spaces required in total for seats and employees. The attorney confirmed that the tent is being removed because that would cause additional spots to be required per Mr. Lechner.

Chairwoman MacPherson asked if there was any questions from the board. There was none.

Chairwoman MacPherson asked if there was any questions from the public and there was none.

Mr. Boraske provided a summary of the entire application.

Chairwoman MacPherson requested a motion to approve the application.

A motion was made by Vice Chairman Engelbert 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 application #211017CSPW was approved.

Correspondence- Other Business

Mr. Bach advised that this is just formality and they needed provide notice to the Planning Board.

Request for a Freshwater Wetlands letter of Interpretation- 53 Little Gloucester Road

Meeting Adjourned

Meeting was adjourned at 7:40pm

Recording Secretary



Mrs. Maryjo Dintino

AVEX