

**Township of Gloucester
Planning Board Agenda
September 28, 2021**

- 1) Call to Order
- 2) Salute to the Flag
- 3) Roll Call
- 4) Opening Statement
- 5) Swearing of Board Professionals
- 6) General Rules:
 - ** Meeting will start a 7:00 P.M.
 - ** No new applications will be heard after 10:00 P.M.
 - ** All persons testifying before the Board must be sworn in.
 - ** The Board Chairperson reserves the right to hear applications in any order.

MINUTES FOR MEMORIALIZATION

Minutes for Memorialization – September 14, 2021

RESOLUTIONS FOR MEMORIALIZATION

**#211035CM
Ada Simiraglia**

**Minor Subdivision/Bulk
Block: 6801 Lot: 5**

0-21-10

**Ordinance of Twp. Adopting
Amendment #5 Amending
Ordinance 0-04-13 Entitled
The BWR Plan in accordance
With n.J.S.A. 40A:12A-1ET SEQ
Local Redevelopment &
Housing Law.**

**#211032CCPFS
Hutton -Mod Wash**

**Conditional Use/Preliminary
Final Major Site/VariANCES
Block: 13305 Lot: 4**

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

0-21-11

Amending No. 6 - 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 Law.

CORRESPONDENCE – OTHER BUSINESS

R-21:09-294

Township Council naming Smith Brothers Real Estate, LLC, as Redeveloper for Block: 11502, Lot: 7 of the Blackwood West Redevelopment area & Authorizing the Signing of a Redevelopment Agreement

**Freshater Wetlands Notice to Neighboring Landowners
Regarding Property 242 North Delsea Drive
Block: 17, Lot: 3.02
Township of Washington, Gloucester County**

**Application for Freshwater Wetlands
Applicant: M&T @ Blackwood, LLC
Blackwood – Mt. Pleasant Rd.
Block: 12302 Lot: 1.06**

MEETING ADJOURNED

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, September 14, 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

<i>MEMBER</i>	<i>ABSENT/PRESENT</i>
Mr. Guevara	Present
Mr. Hutchison	Present
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Ms. Botsford (Alt. 2)	Absent
Mrs. Marks	Absent
Ms Lipscomb	Present
Ms Keeley	Absent
Mr. Boraske- Attorney	Present
Mr. DiRosa- 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. DiRosa and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting

Minutes for Memorialization

Minutes for Memorialization – July 27, 2021

Chairwoman MacPherson requested a motion to memorialize the minutes. Motion was made by Mr. Hutchison and seconded by Ms Lipscomb.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The Minutes from July 27, 2021 have been memorialized.

Resolutions for Memorialization

#211024SPW

Step With Purpose, LLC

Zoned: BW-RD

Site Plan Waiver

Block: 11604, Lots: 6, 10 & 11

**Location: 210 S. Blackhorse Pike
Blackwood**

Licensed Daycare Center

#181022EPFSPFSPab

Amended

Zoned: MRD-Zone

Blackwood West Redevelopment

Amended Site Plan

Crossroads Village, LLC

Block: 10801 Lot: 10

Block: 10899, Lots: 1, 2 & 3

Recreation Area Concept Plan

Resolutions for Memorialization – continued

0-21-09 Ordinance amending the Gloucester Township Land Development ordinance. The Villages of Gloucester Township Redevelopment Plan & New Vision Redevelopment plan

Chairwoman MacPherson requested a motion to memorialize all three Resolutions. Motion was made by Mr. Hutchison and seconded by Ms Lipscomb.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

Resolutions #211024SPW, #181022EPFSPFPab and Ordinance amendment of 0-21-09 have been memorialized.

Motions for Adjournments

None

Public Comments on Non Agenda Items

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

Unfinished or Adjourned Hearings

None

New Applications

#211035CM

Minor Subdivision / Bulk

Ada Simiraglia

Block: 6801, Lot: 5

Zoned R3

**Location: 420 Oak Avenue, Blackwood, NJ
08012**

**Applicant requests minor subdivision to crease
one new lot within the R-3 Residential District.**

Mark Simiraglia of 3 Otter Circle, Barnaget, NJ was present on behalf of his father's estate and his mother Ada. They are looking to sub divide a piece of real estate as his deceased father wanted to keep in their family. He presented a brief history and summary as to what they were looking to do.

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

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

Chairwoman MacPherson asked if there was any questions from the professionals.

Mr. Lechner reviewed some details concerning the proposed new lot and frontage. Mr. Lechner wanted to confirm that there was proper access for emergency vehicles. Mr. Simiraglia confirmed that it was land locked and there was an easement access and paved driveway to allow proper access for emergency vehicles.

Mr. DiRosa confirmed with Mr. Simiraglia that he had no objections to the multiple minor technicalities that have to be adjusted on the plan. Mr. Simiraglia was ok with it. It was also noted as a condition of approval, that if there was to be any building on Lot 5.01 in the future, since the existing easement is just for access, they would have to come back before the board and get an access and utility easement drawn up in case there as ever a need for utilities to come from the other road to this area. No objections.

Chairwoman MacPherson again asked if there was any questions from the board or the public. There were none.

Mr. Boraske asked if there were any additional issues and Mr. Lechner this is not an uncommon request and they have done it before. Mr. Boraske summarized the application request.

A motion was made by Mr. Guevara and seconded by Mr. Hutchison for the application approval.

Chairwoman MacPherson requested a roll call.

Roll Call

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

The application #211035CM was approved.

#211032CCPFS

Hutton- Mod Wash

Zoned: HC

Conditional Use/Preliminary/Final Major Site/ Variances

Block: 13305 Lot: 4

**Location: 1310 Blackwood Clementon Rd
Clementon, NJ**

Construct a 4,562 Sf. Modwash Express Car Wash along with additional Site Improvements. (Originally Atlantic Care Urgent Care Facility approximately 1.02 acres)

Mr. Del Duca, Attorney from Del Duca Lewis Law Firm, 21 E Euclid Ave, Haddonfield, NJ 08033 is present representing the applicant, Hutton ST. 17, LLC. He provided site plans and he explained what a Mod Wash was and what features it will have for customers. The system they use is mainly all automated but there are people there to assist customers if needed. He provided an overview of the property and how the operation will be set up and operate.

Mr. Boraske swore in three professionals testifying for this application.

Mr. Modestow, Civil Engineer with Stonefield Engineering & Design located at 92 Park Ave, Rutherford, NJ 07070

Ray Garganio with Hutton ST. 17, LLC, 608 Homestead Dr., Elverson. PA 19520

John Corak, Traffic Engineer, with Stonefield Engineering & Design located at 92 Park Ave, Rutherford, NJ 07070

Mr. Modestow provided a comprehensive explanation of the premise location and how the facility will operate on a daily basis. He gave an overview how a typical car wash would operate. He reviewed the lighting, trees, shrubs, grass covering and 18 vehicle spots. Hours of operation will be 8am- 8pm 7 days a week. Delivery and trash will be once a week. They reviewed the sign design changes of the existing sign. There are no changed notes to the height and width overall.

Mr. Lechner reviewed the items raised in his letter. Mr. Del Duca, attorney and Mr. Modesto advised they will comply with most but there was a few items they would be asking for some relief on. They did go back and forth regarding replacement of concrete on premises. Mr. Lechner wanted all concrete replaced but the board felt to replace what needed to be done and have it inspected by the Township inspector to see if anything else needed to be done. Mr. Lechner also wanted clarification on the lighting that they will using.

John Corak provided information regarding the traffic study that they did. He explained why it was being done and the results. No substantial impact on local roadways.

Mr. Lechner had a question for Civil Engineer, Mr. Modestow, regarding lighting which was addressed.

Mr. DiRosa asked about the stacking "wait time" for the car wash onto the county road. Mr. Corak estimated a car wash to be about 5 minutes per car and estimated 100 washes per day.

Ray Garganio gave some details as to the concrete and what they were looking to replace and why they felt the whole area was excessive.

Chairwoman MacPherson again asked if there was any questions from the board. Mr. Hutchison said he agreed that replacing all the concrete was excessive and replacing what needed to be was fine.

Mr. Lechner confirmed that a condition of the approval would be the Township inspector needed to inspect and would mark any areas that they felt needed to be replaced for the concrete. If there was any disagreement they could come back before the board.

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

A motion was made by Mr. Hutchison and seconded by Vice Chairman Engelbert for the Applicants request for Conditional Use/Preliminary/Final Major Site Plan/Variances/Waivers Subject to the conditions stated.

Chairwoman MacPherson requested a roll call.

Roll Call

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

The application #211032CCPFS was approved.

0-21-10

**Ordinance of Twp. Adopting Amendment #5
Amending Ordinance 0-04-13 Entitled The BWR
Plan in accordance with N.J.S.A. 40A:12A-1ET
SEQ., Local Redevelopment & Housing Law.**

Ken reviewed the location and use for the property of 44 W Church St, Block 115.02 Lot 7. BWR area.

Chairwoman MacPherson and members of the board have no objections.

Chairwoman MacPherson requested a motion. A motion was made by Mr. Hutchison and seconded by Ms. Lipscomb.

Chairwoman MacPherson requested a roll call.

Roll Call

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

Ordinance #0-21-10 was adopted.

Correspondence- Other Business - None

Meeting Adjourned 8:45 pm

Recording Secretary

Mrs. Maryjo Dintino

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF
CAMDEN AND STATE OF NEW JERSEY ADOPTING AMENDMENT NO. 6
AMENDING ORDINANCE O-04-13 ENTITLED THE BLACKWOOD WEST
REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET SEQ.,
LOCAL REDEVELOPMENT AND HOUSING LAW.**

WHEREAS, the Township of Gloucester (the "Township"), in the County of Camden, State of New Jersey, has designated an area within the Township, known as the Blackwood West Redevelopment Area, as being in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, in order to stimulate redevelopment the Township has adopted by Ordinance O-04-13 the Blackwood West Redevelopment Plan; and

WHEREAS, the Blackwood West Redevelopment Plan, as Amended by Ordinances O-05-12 (Amendment No. 1), O-06-31 (Amendment No. 2), O-19-07 (Amendment No. 3), O-21-04 (Amendment No. 4), and O-21-10 (Amendment No. 5) encompass an area known as the Blackwood West Redevelopment Area; and,

WHEREAS, Amendment No. 6 is to permit "Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments" in the G-RD Gateway Redevelopment Zone at 534 N. Black Horse Pike (Block 10501, Lot 9) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity; and,

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan for an "area in need of redevelopment"; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, the Planning Board has recommended the changes set forth in this Ordinance pursuant to Planning Board Resolution _____; and

WHEREAS, the Township Council has reviewed and accepted the recommendation of the Planning Board and has determined that it is in the best interest of the Township to adopt this fifth Amendment to the Blackwood West Redevelopment Plan.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, and State of New Jersey, that Ordinance O-04-13, known as the Blackwood West Redevelopment Plan, as prepared by the consulting firm Clarke ♦ Caton ♦ Hintz dated June 28, 2004 is hereby amended, as follows:

SECTION 1. That the Development Regulations titled "Gateway Redevelopment Zone (G-RD), Section B. Permitted Uses," is hereby amended by adding the following:

- "14. Office use and accessory vehicles of an electrician, painter, plumber, and similar establishments at 534 N. Black Horse Pike (Block 10501, Lot 9) subject to a Redevelopment Agreement or Memorandum of Agreement as determined by the Redevelopment Entity.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

Mayor
David R. Mayer

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, COUNTY OF CAMDEN COUNTY, STATE OF NEW JERSEY,
NAMING SMITH BROTHERS REAL ESTATE, LLC, AS REDEVELOPER FOR
BLOCK 11502 LOT 7 OF THE BLACKWOOD WEST REDEVELOPMENT
AREA AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT
AGREEMENT**

WHEREAS, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area in need of redevelopment in accordance with the Redevelopment and Housing Law of the State of New Jersey; and

WHEREAS, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and in accordance with the provisions of the Local redevelopment and Housing Law of the State of New Jersey, did designate itself as the Redevelopment Entity; and

WHEREAS, the Redeveloper did submit a proposal for the development of the property; and

WHEREAS, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity, to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

WHEREAS, the Township Council and Redeveloper have engaged discussions concerning the construction of improvements to property within the Redevelopment Area; and

WHEREAS, the Redeveloper has agreed to redevelop premises known as within the Redevelopment Area as indicated.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Gloucester as follows,

1. Smith Brothers Real Estate LLC, the intended property owner, is hereby designated Redeveloper for the area known and described as Block 11502 Lot 7, all within the Blackwood West Redevelopment Area District.
2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development or the undertaking of any project within the designated redevelopment area.

Adopted: September 27, 2021

President of Council
Orlando Mercado

ATTEST:

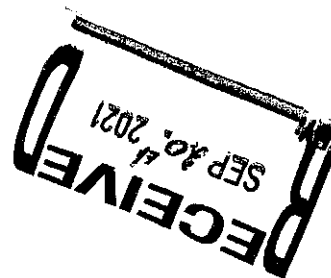
Township Clerk
Nancy Power, RMC

**Freshwater Wetlands
Notice to Neighboring Landowners**

Date: September 2021

Re: Application submitted by:

Kangaroo LLC
(Print applicant's name)



Regarding property at:

242 North Delsea Drive
(Street address of property)

Block 17 Lot 3.02
(Block and lot of property)

Township of Washington, Gloucester County
(Town and county)

Dear Interested Party:

This letter is to provide you with legal notification that an application for a Freshwater Wetlands Letter of Interpretation Regulatory Line Verification (LOI) has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the site referenced herein. This LOI is being sought as part of a feasibility for the development of the referenced property.

The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located or by appointment at the Department's Trenton Office. In addition, an electronic copy of the initial application can be provided via an OPRA request by contacting <https://www.nj.gov/dep/opra/opraform.html> from the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 45 calendar days of receiving this letter to:

New Jersey Department of Environmental Protection
Division of Land Use Regulation
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Gloucester County Supervisor

When the NJDEP has decided whether or not my application qualifies for approval, NJDEP will notify the municipal clerk of the final decision on my application.

If you have questions about my application, you can contact me or my agent, address(es) below.

Sincerely,

Kangaroo LLC

(Print applicant's name)

850 Golf View Drive
Moorestown, NJ 08057

(Applicant's address – ***required***)

(Applicant's phone or e-mail – optional)

Benjamin C. Gindville, PWS, CPM
Stout and Caldwell Engineers, LLC
705 US Route 130 South
Cinnaminson, NJ 08077

(Applicant's agent's address, phone, and/or e-mail – optional)



ENVIRONMENTAL
TECHNOLOGY
INC.

Environmental Consultants



September 2, 2021

SENT VIA CERTIFIED MAIL

To: Property Owner or Interested Party

Re: Application for Freshwater Wetlands
Letter of Interpretation - Presence/Absence
Applicant: M & T at Blackwood, LLC
Blackwood-Mt. Pleasant Road
Block 12302, Lot 1.06
Township of Gloucester, Camden County



Dear Property Owner or Interested Party:

This letter is to provide you with legal notification that an application for a Freshwater Wetlands Letter of Interpretation - Presence/Absence will be submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the property shown on the enclosed map. There is no proposed project associated with this application.

The complete permit application package can be reviewed at the municipal clerk's office in the municipality in which the site subject to the application is located or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the site. Please submit your written comments within 15 calendar days of receiving this letter to:

If By Regular Mail:

New Jersey Department of Environmental Protection
Division of Land Resource Protection
P.O. Box 420, Code 501-02A
Trenton, New Jersey 08625
Attn: Gloucester Township Supervisor

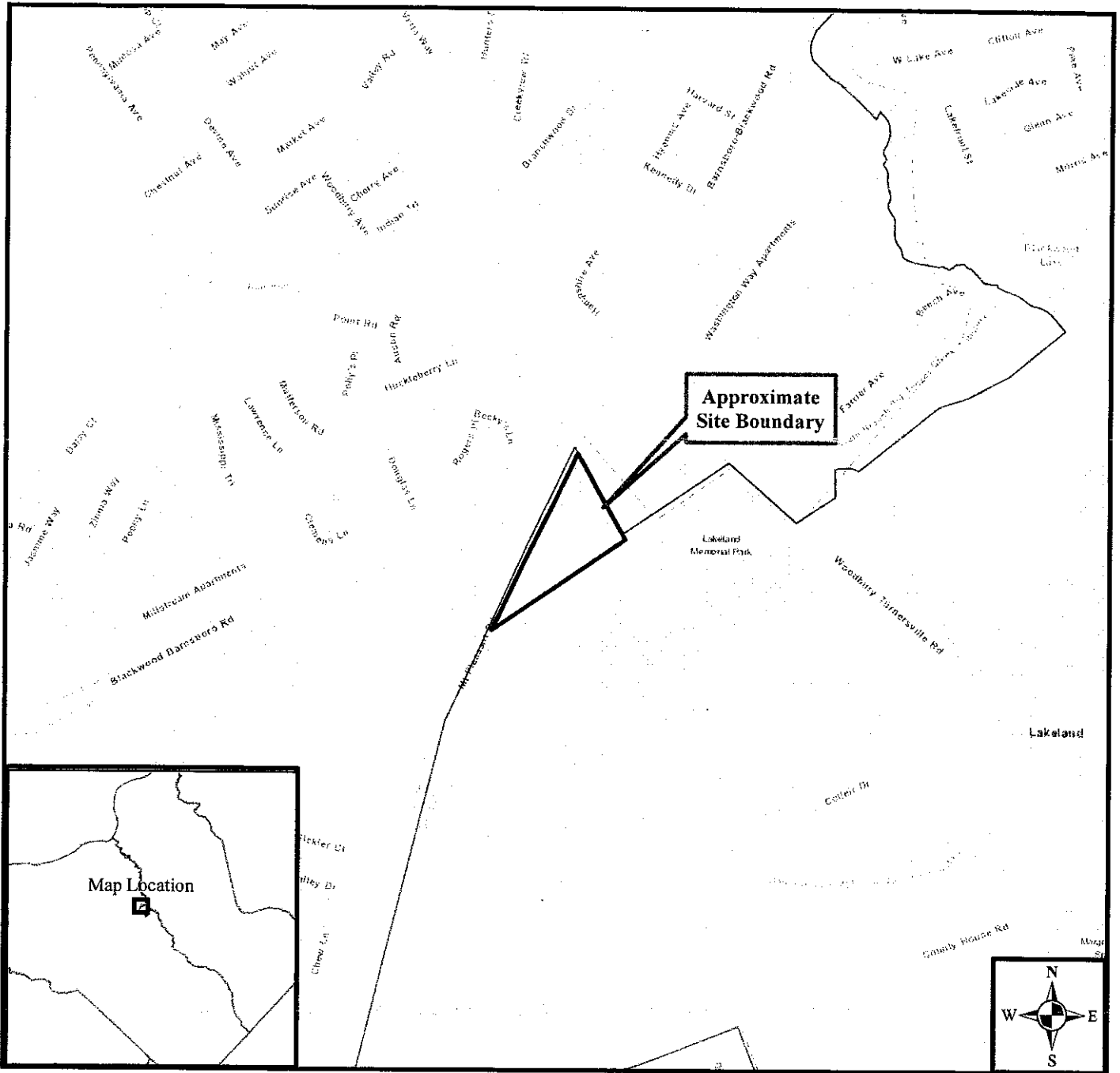


Figure 1 - Local Street Map
 Blackwood-Mt. Pleasant Road
 Block 12302, Lot 1.06
 Gloucester Township
 Camden County, New Jersey

500 0 500 1,000
 Feet
 1" = 1,000'


Data Sources:
 NJDEP OIRM BGIS- State, County, Municipal Boundaries
 ESRI World Street Maps: 2019

Legend

- Approximate Site Boundary
- County Boundaries

ENVIRONMENTAL TECHNOLOGY, INC.
 32 Grove Street, P.O. Box 50
 Chester, New Jersey 07930
 (908) 879-8509

Date:
 09/02/2021
 #21181
 M & T
 Fig 1 - LSM



This map was developed using State GIS digital data. This secondary product has not been verified by NJDEP and is not state-authorized. ETI makes no claim to the currency or accuracy of the data displayed.