

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, July 27, 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	Present
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Ms. Botsford (Alt. 2)	Present
Mrs. Marks	Present
Ms Lipscomb	Present
Ms Keeley	Absent
Mr. Nick Sullivan- Attorney	Present
Mr. DiRosa for Bach Associates	Present
Mr. Lechner	Present
Vice Chairman Engelbert	Absent
Chairwoman MacPherson	Present

Opening Statement made by Mr. Lechner.

Chairwoman MacPherson asked that the Board Professionals be sworn in.

Mr. Sullivan swears in Mr. DiRosa and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting

AMERY

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

#211027 Courtesy

Camden County Technical Schools

Courtesy Review

Block: 17902 Lot:11

Location: 343 Berlin Crosskeys Rd

Sicklerville

600 sq. ft. addition to an existing

For new bathrooms.

Mr. DiRosa recused himself since his office had some overall involvement with this project.

David Patterson of 191 W. White Horse Pike, Berlin, NJ 08009 was present representing Camden County Technical Schools.

Also present was, Mr. Scott Kipers, Camden County Technical Schools, the School Business Administrator and Glenn Claypool of Garrison Architects, 713 Creek Rd, Bellmawr, NJ 08031.

An overview was given as to the renovation of an existing building to be ADA compliant. The professionals went over the process and what they were planning to do to meet current codes with these renovations.

July 27, 2021

4 of 8

Mr. Lechner will email Mr. Patterson indicating that this was heard by the Planning Board and all steps have been met.

Chairwoman MacPherson asked if there was any questions from the board. There were no questions. Mr. Lechner explained the process of the Courtesy Review and no roll call was needed.

The application #211027 Courtesy was heard by the board as required.

#211024SPW

Site Plan Waiver

Step With Purpose, LLC

Block: 11604, Lots: 6, 10 & 11

Zoned: BW-RD

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

Licensed Daycare Center

Mr. Brian Lozuke, Attorney located at 401 Rt 70 E, Suite 100, Cherry Hill, NJ 08034 was present on behalf of the applicant. Ms Shannon Ramsey, applicant, located at 210 S Black Horse Pike, Blackwood, NJ, was also present.

Discussion was surrounding no site improvements but the state requested a play area. Sufficient parking area, lighting, hours of operation, drop off and pick up were all reviewed. The applicant explained that there is a process that has implemented for drop off and pick up with limited people parking and entering facility. The property owner who was not in attendance, has agreed to a deed of consolidation per Mr. Lozuke. Mr. Lechner requested a copy of the recorded deed with time and date. Mr Di Rosa reviewed 8 comments they had from their letter. All issues were agreed to have resolved.

Mr. Lechner stated that Mr. DiRosa the Engineer will have to inspect the property. All parties agreed.

Mr. Sullivan summarized the application.

Chairwoman MacPherson asked if there was any questions from the board. Chairwoman MacPherson did ask for clarification on the runners vs parking for drop off due to limited spaced.

Chairwoman MacPherson requested a motion to approve the application for the extension.

A motion was made by Ms Lipscomb 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. Botsford (Alt. 2)	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The application #211024SPW was approved.

#181022EPFSPFPab

Amended Site Plan

Amended

Crossroads Village, LLC

Zoned: MRD-Zone

Block: 10801 Lot: 10

Blackwood West Redevelopment

Block: 10899, Lots: 1, 2 & 3

Recreation Area Concept Plan

Mr. Charles Fiore, Attorney, 44 Euclid Ave, Woodbury, NJ 08096 was present representing the applicant. Russell Sewekow, 645 Berlin Crosskeys Rd, Sicklerville, NJ, Landscape Architect and Principal of the LLC, Jeremy Ticher and were both present. Mr. Sullivan swore everyone in.

They are looking to improve a recreation plan. Some of the items they are looking to implement are a 16x16 picnic pavilion, bike chair kiosk, fire pits with seat walls, 2,000 sq ft lot area large dog run and a smaller dog run.

Mr. Ticher gave an overview of the project and what they were looking to do as they progress on the project. Due to times changing with COVID they understand people like to have outside recreation for gathering. They were looking to add the recreation area to add some modern flair.

Mr. Sewekow, Landscape Architect, reviewed the plans and where the enhancements would be on the site.

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Mr. Lechner advised they can submit a construction drawing so they don't have to come back to the board. The Engineer and Planner will review. Mr. Lechner advised they would need some ground covering for the tot lot.

Mr. DiRosa explained the drainage concerns he had. Mr. Fiore advised it was addressed with some differences from the original site plan. Applicant and attorney agreed they will submit to Mr. Lechner and the architect for review.

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

Mr. Hutchison / Mr. Guevara wanted to confirm that the lighting would be consistent with what the township currently has on the Black Horse Pike so it is uniform. They confirmed it would.

Mr. Guevara asked for confirmation that there will be no clubhouse or pool. Agreed there will not be.

Mr. Sullivan summarized everything for the board.

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

Chairwoman MacPherson requested a motion to approve the application.

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

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt. 2)	Yes
Mrs. Marks	Abstain
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The application #181022EPFSPFSPab was approved.

AMERBY

0-21-09

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

Mr. Lechner provided a very detailed explanation of the adoption of the Legislation of Cannabis that the state is requiring of the town. He provided a very detailed explanation of the adoption of the Legislation of Cannabis the state is requiring of the town. He reviewed the different Zones that the township has and where they are located along with what can go in these areas. He reviewed the hours and requirements set forth. He informed the board that some items will still have to come before the Planning Board and some before Council. They have to do something to control what goes where or the state will decide.

There was no public present for any questions.

Mr. Sullivan summarized and explained a motion was required to approve for a 2nd reading.

A motion was made by Ms Lipscomb and seconded by Mr. Guevara.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Ms. Botsford (Alt. 2)	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

Ordinance #0-21-09 was approved.

AMERY

July 27, 2021

8 of 8

Correspondence- Other Business

Request for a freshwater wetlands letter of interpretation 853 Little Gloucester Rd

Notice was given and on file and no action needs to be taken per Mr. Lechner.

No questions by the board or public.

**NJDOT Bridge Over Blackwood Trail Publication Notification for Submission of TWA
Application**

Notice was given and on file and no action needs to be taken per Mr. Lechner

No questions by the board or public.

Meeting Adjourned 8:13 pm

Recording Secretary

Mrs. Maryjo Dintino