

**Township of Gloucester
Planning Board Agenda
October 26, 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 – October 12, 2021

RESOLUTIONS FOR MEMORIALIZATION

**#211032CCPFS
Hutton -Mod Wash**

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

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.**

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

O-20-07

**Amending Ordinance O-03-03
Adopting a Little Pond Overlay
(LPO) Zoning District for Block:
20601, Lots: 4, 4.02, 5 & 6**

CORRESPONDENCE – OTHER BUSINESS

MEETING ADJOURNED

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, October 12, 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)	Present
Mrs. Marks	Present
Ms Lipscomb	Present
Ms Keeley	Absent
Mr. Boraske- Attorney	Present
Mr. DiRosa- 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. Boraske swears in Mr. DiRosa and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting

Minutes for Memorialization

Minutes for Memorialization – September 14, 2021

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

Chairwoman MacPherson requested a roll call.

Roll Call

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

The Minutes from September 14, 2021 have been memorialized.

Resolutions for Memorialization

#211035CM

Minor Subdivision / Bulk

Ada Simiraglia

Block: 6801, Lot: 5

Zoned R3

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.**

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
Vice Chairman Engelbert	Absent
Chairwoman MacPherson	Yes

Resolution #211035CM and Ordinance Adopting Amendment #5 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

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.**

Mr. Lechner explained amending the ordinance and how it would be allowed for other permitted use. Mr. Boraske gave an overview and asked if there was any questions from the engineer or the board. It was opened to the public for questions and there was none.

Chairwoman MacPherson requested a motion to approve the amended ordinance.

Motion was made by Mr. Hutchison and seconded by Mrs. Marks.

Chairwoman MacPherson requested a roll call.

Roll Call

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

The application amending the Ordinance # 0-21-11 was approved.

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.

Freshwater 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 7:20 pm

Recording Secretary

Mrs. Maryjo Dintino

O-20-07

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND
STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, LAND
DEVELOPMENT ADOPTING A LITTLE POND OVERLAY (LPO) ZONING
DISTRICT FOR BLOCK 20601, LOT 4 GLOUCESTER TOWNSHIP,
CAMDEN COUNTY, NEW JERSEY.**

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 Little Pond Village 1110 Chews Landing-Clementon Road, Block 20601, Lot 4; 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 Overlay District.

NOW THEREFORE BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the Overlay District be adopted, as follows:

SECTION 1. Add the following overlay zoning requirements apply to the development for townhouses and commercial located on the Property known as Plate 206, Block 20601, Lot 4:

Section 408.2, Little Pond Overlay (LP) District

A. Specific Intent: The Little Pond Overlay District is to provide Mixed use development at 1110 Chews Land-Clem Road, Block 20601, Lot 4 consisting of commercial fronting along Chews Landing Road (County Route 683) of a minimum of 23,000 SF single story commercial as indicated on the attached concept plan dated March 5, 2020, last revised July 1, 2020. Only commercial is permitted to front on Chews Landing Road (County Route 683). Commercial uses must comply with permitted use prescribed in the Townships' HC – Highway Commercial District

B. Permitted Uses:

1. Residential: Townhouse.
2. Commercial permitted uses as permitted in HC – Highway Commercial District.

C. Accessory Uses and Structures Permitted. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422:

1. Minor home occupation, subject to the standards of §422.G.
2. Community center for the common use of residents.
3. Community swimming pool for the common use of residents.
4. Outdoor recreational facilities, including tennis or other court sports.
5. Off-street parking and private garages, including parking sheds and detached private garages provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
6. Laundry rooms for the common use of residents.
7. Fences, walls, gazebos, mail kiosks and other street furniture.
8. Guardhouses.
9. Signs in accordance with §426, Signs.
10. Common satellite dish and television antennae.
11. Maintenance building.
12. Accessory uses customarily incidental to a principal use.

- D. Maximum residential density: 8.4 DU/Acre, no more than 89 townhouse units shall be permitted.
- E. Commercial must be constructed at the time of 50% of the townhomes have been constructed and received certificates of occupancy.
- F. An affordable housing development fee will be required for the commercial and residential portions of this development. In accordance with Article IX. 1.2 Section 902, the Township's affordable housing development fee is 2.5% of equalized assessed value for commercial and 1.5% of equalized assessed value for residential.
- G. Commercial Parking setbacks and other attributes shall be as required under the Performance Standards of the Township's Ordinance
- H. Residential parking provisions must be developed in accordance with New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1 et. seq.)
- I. Open space shall not include stormwater basins and shall be consistent with Township standards for open space. Perimeter buffers shall be included in the minimum open space.
- J. General Tract Requirement. All development shall be served by public water and public sanitary sewer.
- K. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following bulk standards shall apply to all buildings in the overlay district:

Use	Commercial
Minimum lot area	2.5 acres
Minimum lot frontage	150 ft.
Minimum lot depth	200 ft.
Maximum building coverage	25%
Maximum impervious coverage	75%
Minimum Front yard	50 ft.
Minimum Side yard	25 ft.
Minimum Rear yard	30 ft.
Maximum building height	1 story or 30 feet, whichever is less
Minimum commercial building square footage	20,000 SF as indicated in Exhibit A
Off-Street Parking	4 spaces/1000 sf of commercial
Minimum tract perimeter buffer	25 feet
Minimum parking setback from ROW	25 feet
Minimum parking setback from internal lot lines	10 feet

Use	Residential
Maximum gross density	8.4 Units/gross acre
Minimum tract perimeter buffer	25 feet
Minimum tract perimeter building setback	35 feet
Minimum tract perimeter parking setback	25 feet
Minimum lot size	1,700 SF per Townhouse Lot
Minimum lot width	20 ft.
Minimum lot depth	85 ft.
Minimum Front yard	20 ft.
Minimum Side yard (End Wall)	10 ft.
Minimum Rear yard	22 ft.
Maximum building height	3 stories or 35 feet, whichever is less
Maximum number of dwellings per structure	6 units
Minimum common open space	25%
Minimum distance from the front of any building to any other building	70 ft.
Minimum distance from the side of any building to any other building	30 ft.
Minimum distance from the rear of any building to any other building	60 ft
Accessory building setback, side or rear yard	5 ft.

L. A Home Owners Association (HOA) will be required as part of the townhouse/residential portion of the development. The HOA shall own and be responsible for all maintenance of streets, parking areas, and common open space. Snow removal and stormwater maintenance shall also be the responsibility of the HOA.

M. Trash and recycling: provisions must be agreed upon by the Township. Location of all trash receptacles must be indicated on the plans and be specifically approved by Township Public Works for trash and Gloucester Township Municipal Utilities Authority.

N. Architectural Standards:

1. Decorative street lights required throughout the development (both commercial and residential portions).
2. Cobblestone curbing required in residential portion of development.
3. The following standards shall be used in the design of townhouse buildings:
 - i. The front facades of at least 40% of the number of units in a structure shall be set back not less than 3 feet behind the facades of the remaining units in such structure.
 - ii. The roof lines of at least 30% of the number of units, which are attached in a structure, shall be staggered in height by not less than 5% of the height of the roof lines of the remaining units in such structure. Chimneys, skylights, dormers, and other roof structures are encouraged to vary the elevation and provide additional light into upper story units.
 - iii. Where an outdoor living space is included for a unit, it shall be provided with adequate visual screening from all other neighboring dwelling units, outdoor living spaces, parking areas and roadways. Screening may be accomplished with plant materials, masonry structures or wood fencing a minimum of 4 feet in height. Architectural elements, such as

masonry walls and fences, shall be compatible in both style and materials with the dwelling unit.

- iv. Architectural exterior shall be generally consistent with attached “Beethoven” model exhibit prepared by Ryan Homes.

O. Buffering:

1. In order to promote a desirable visual environment and maintain the development character, and quality of the Township, a natural or planted buffer shall be provided along the entire perimeter of the residential portion of the development. Also, for the commercial portion, a buffer shall be provided along the portions of commercial development area that is contiguous to, or across the street from, land that is either zoned for residential use or upon which is located a residential use.
 2. Buffer areas shall be planted and maintained with grass or other suitable ground cover together with evergreen and deciduous trees, shrubbery, berms, natural features, and/or fencing, and be so designed so as to be more effective the closer an activity is located to a property line or the more intense the use.
 3. The buffer area easement shall be a minimum of twenty-five (25) feet in width.
 4. No structure, storm water management facility, activity, storage of materials or parking of vehicles shall be permitted within a buffer area.
- P. Off-street loading areas: At least one off street loading area shall be provided for the commercial development. The loading area shall be screened sufficiently to obscure the view of the loading vehicles and platforms from any public street, adjacent uses, or on-site parking areas throughout the year. Such screening shall be by extension of the building, a fence, berm, wall, evergreen planting, or combination thereof.
- Q. For the commercial and residential portions of the development, all streets and drive aisles shall be designed to allow for sufficient two way traffic circulation of delivery vehicles, buses, a ladder truck and other emergency vehicles.
- R. Other Design requirements for the entire site. The following standards shall be used in the design of residential and commercial buildings:
1. All utility meters or boxes, air compressors, heat pumps, or other exterior equipment shall be located on the roof or at the side or rear of buildings and shall be screened by architectural elements or landscape plantings.
 2. Landscaping shall be provided in accordance with Section 507, Landscaping of the Gloucester Township Land Development Ordinance. In addition, the following applies to this overlay:
 - i. Stormwater Management Areas shall be a landscape feature and surrounded in the entirety with split rail fencing or the functional equivalent prohibiting chain link fencing and planted with a landscaping mix of ornamental grasses, evergreen and deciduous shrubs and trees.
 - ii. Off-Street Parking Areas shall be landscaped and buffered in accordance to Gloucester Township Land Development Ordinance Section 510, Off-Street Parking.
 3. Site Plan shall be generally consistent with attached exhibit entitled Conceptual Site Plan Little Pond Village Block 20601 Lot 4 Plate 206 Gloucester

Township, Camden County, New Jersey; prepared by Terrence H. Combs, PP,
RLA, The Pettit Group, LLC; dated March 5, 2020.

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: July 13, 2020

Re-Introduced: April 12, 2021

Adopted:

Mayor
David Mayer

Township Clerk, RMC
Nancy Power

President of Council
Orlando Mercado