

TOWNSHIP OF GLOUCESTER  
PLANNING BOARD  
Tuesday, September 14, 2021

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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**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
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

AMERY

**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***

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Chairwoman MacPherson</b>	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***

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

Resolutions #211024SPW, #181022EPFSPFSPab 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**

**Ada Simiraglia**

**Zoned R3**

**Minor Subdivision / Bulk**

**Block: 6801, Lot: 5**

**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**

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	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

AMERY

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**

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	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**

<b>MEMBER</b>	
<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

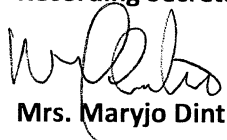
Ordinance #0-21-10 was adopted.

September 14, 2021  
8 of 8

Correspondence- Other Business - None

Meeting Adjourned 8:45 pm

Recording Secretary



Mrs. Maryjo Dintino

AMERICAN