

TOWNSHIP OF GLOUCESTER
PLANNING BOARD
Tuesday, November 9, 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)	Absent
Mrs. Marks	Present
Ms Lipscomb	Present
Ms Keeley	Present
Mr. Boraske- Attorney	Present
Mr. Bach- 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 – October 12, 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
Mrs. Marks	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The Minutes from October 12, 2021 have been memorialized.

Resolutions for Memorialization

#211032CCPFS

Conditional Use/Preliminary

Hutton- Mod Wash

Final Major Site/Variances

Block: 1305 Lot: 4

Chairwoman MacPherson requested a motion to memorialize all three Resolutions.

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
Mrs. Marks	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The Resolution #211032CCPFS has been memorialized.

AVERY

0-21-11

Amending No. 6 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.

Chairwoman MacPherson requested a motion to memorialize all three Resolutions.

Motion was made by Mrs. Marks and seconded by Ms Lipscomb.

Chairwoman MacPherson requested a roll call.

Roll Call

<i>MEMBER</i>	
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mrs. Marks	Yes
Ms Lipscomb	Yes
Chairwoman MacPherson	Yes

The Ordinance Amending No. 6 Ordinance 0-04-13 have been memorialized.

Motions for Adjournments

None

Public Comments on Non Agenda Items

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

Unfinished or Adjourned Hearings

None

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New Applications

#211041CMPF

Preliminary & Final Minor Subdivision

Cedar Properties

Block: 18501 Lot: 16.01

Zone: HC

Location: 601 Cross keys Rd, Sicklerville

Mr. Del Duca, Attorney for the applicant was present and announcement was made it will be carried over till the December 14th meeting. Mr. Lechner advised that no new notice will be required by the applicant.

#171074PFSPFSP

Preliminary/Final Site Subdivision/Variances

Lidl US Operations

Block: 12402 Lot: 12-15

Zoned:

Location: 912 S. Black Horse Pike, Blackwood

NJDOT Revised Driveway Location.

Mr. Del Duca, Attorney for Lidl US was present. They wanted to let the board know that the DOT advised they had to move the driveway 60ft due to the approved changes to the interior layout. Due to this, they wanted to disclose the details to Mr. Lechner and Mr. Bach and advise the board. They do not need any other approvals since it was not a substantial change. Review letters were issued and no issues were raised. Authorize to change the plan without filing an amended site plan. Mr. Ben Crowder, Engineer, 30 Independence Blvd Ste 110 Warren, NJ 07059 was present to testify and explain the changes on Exhibits A-1 and A-2.

Mr. Bach explained that their letter issued and changes made. There was no objections. They just wanted the board to formally acknowledge. Mr. Lechner advised the changes were acceptable. There were no questions from the board.

The Chairwoman opened the floor for public comments on this agenda item.

Public Comments

Denise Coyne, 1062 Chews landing Rd

She questioned the address for the applicant and it was discovered that there was a type error and the address was corrected from 915 to 912 S Black Horse Pike, Blackwood. She also asked why no notice was given and Mr. Bach explained that it was not required since it was only to notify the board of the DOT changes. Ms Coyne also asked for clarification if this had any

impact on Wayfinding plan. Mr. Lechner explained that it addresses some in their plan and he explained what is requested and require in sidewalk footage.

Dawn Sabella, 1061 Chews Landing Rd, asked if this was solar panels for cars.

The Chairwoman saw no other comments and closed the public portion.

Mr. Boraske provided a summary and advised that no formal approval was needed it was just to make the board aware. Mr. Lechner or Mr. Boraske will do letter of approval. No vote is required. Mr. Boraske and Mr. Bach advised that they cannot overrule the DOT.

New Applications

#201042RDCSPWPF

M&T @ Blackwood LLC

Preliminary & Final Site Plain Waiver/Variances

Block: 12302 Lot; 1.06

Location: Blackwood, Mt. Pleasant Rd.

Construction of 120 Apartments

(102 Market Rate & 18 are Affordable housing)

A court reporter was present. Doug Wolfson, Attorney for M&T was also present.

Overview was given on the application. There is a proposed 102 regular market units and 18 affordable housing units. They are spread through all of the buildings.

Present are Justin Auciello, Professional Planner, Mr. Aulenbach, Engineer and Traffic Engineer Michele Briehof as well as Mr. Aller Professional Engineer

Mr. Allenbach reviewed exhibit A-1 and explained that they have a parcel in WashingtonTownship, Gloucester County and the other parcel that it backs to is in Gloucester Township, Camden County. A-3 exhibit shows the site with 4- 30 unit buildings again explaining the 102 regular market units and the 18 affordable housing. Exhibit A-4 was reviewed showing the retail component on the corner and the clubhouse, pool, leasing office and the designs of the buildings. He also discussed they build and maintain their own complex including trash and recyclables.

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Mr. Bach asked them to agree to condition that they will coordinate with the township MUA regarding the pickup of recyclables if they are not going to be taking their own through a private company.

Mr. Hutchison asked where the trash compactor would be located. It was advised it would be on the Washington Township side and it is the only one for the residential section. Agreed there were a few items they had to work out between the two municipalities. Mr. Hutchison asked if the town would be responsible for removal of trash and they advised no.

Mr. Lechner for light poles wants 16 ft poles where 13ft is the mx height. Mr. Lechner advised it would be a waiver request and he did not have an objection for it. It would be consistent with the adjacent property. Mr. Lechner said the lower ones tend to get vandalized when lower.

Market units are 1-2 bedrooms and the affordable housing units are 3 bedroom.

Exhibit A-5 shows the building inset balconies and overview of buildings. Mr. Lechner thought they were providing the 4 ft offset and applicant said they were doing a 2ft. Mr. Bach advised it is in the plan so they needed to do the 4ft and they agreed to.

Utility boxes reviewed quantity and placement. No outside condensers.

Cameras on site and 24 hour security.

Mr. Bach asked about a master meter section and applicant agreed to put a screening if it was done.

Mr. Lechner asked about the sidewalks. Applicant advised at the front end due to a large grade may be an issue. They will have a work around to accommodate so that there is sidewalk frontage around the property.

Applicant agrees to provide the extra decorative lights on each side at Mr. Lechner's request.

Adequate lighting is being supplied throughout the property.

Redevelopment plan as reviewed and they are complying with green infrastructure. They are using small scale and large scale green infrastructure.

Mr. Lechner asked for information on the phasing plan. He asked if all the bond all the improvements in Gloucester Township under one phase. They advised yes.

Discussed transit routes and bus stops. Most of the areas affected will be Washington Township.

Mr. Bach letter of 11/4/21 was addressed. They reviewed and will comply.

Mr. Auciello applicant agreed to provide GTPD jurisdiction to allow for enforcement on property. They also agreed to a design waiver if the fire department wants the opening larger to accommodate them. Waiver would be given and they do not have to come back for that.

Mr. Auciello testified on variances and waivers they are requesting in Bach Associates letter.

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Mr. Hutchinson wanted to confirm that it meets the requirements in the town. It was confirmed, yes except for the technical variances referenced.

Mr. Lechner advised that the applicant appeared before the redevelopment entity, township council, and has agreement signed and executed for compliance of this particular application with the redevelopment plan for Lakeland.

The Chairwoman asked if the Board had any questions and there was none.

The Chairwoman asked if the Professionals had any questions and there was none.

The Chairwoman moved to Public Comments on this application.

Public Comments

Sandy Brooks, 2 W Kennedy Drive, asked if the affordable housing numbers were kept by the town. Mr. Bach advised that the Fair Share Plan is on file at the Township at the Department of Community Development. It should show how many they have and still need. She also asked if we held any open space in town. Mr. Lechner explained that there is no regulatory requirement for open space. Mr. Bach also went into further detail to explain this.

Donna Pinetty, 7 Becky Lane Washington Township, She was upset that her neighbors did not know about this project because they were not in the 200ft notification area. The notification requirements were explained by Mr. Bach.

Denise Coyne, 1060 Chews landing Rd, asked if the numbers were available for kids moving into this community. She was concerned about redistricting for schools. Mr. Bach advised that this data was not a requirement for this land use. She requested the breakdown of the units. Mr. Wolfson advised that the 3 BR are mandated by the state law.

Attorney Wolfson provided a brief summary of the application and what the overall clientele will be.

Mr. Boraske also provided a summary and reviewed all the variance requested. Mr. Bach also gave an overview summary.

Chairwoman MacPherson requested a motion to approve the application.

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
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The application #201042RDCSPWPF was approved.

The Chairwoman requested a 5 minute break for the board. Mr. Hutchison exited the meeting.

0-20-07

**Amending Ordinance 0-03-03 Land
Development**

Adopting the Little Pond Overlay (LPO)

Zoning District for Block: 20601

Lots: 4, 4.02, 5 and 6

Mr. Lechner read and explained the specific intent of the ordinance.

Mr. Bach said there are exhibits as part of the ordinance. Mr. Lechner explained that the township did the first reading. It is before planning board for recommendation to township council for the 2nd reading. There will be notices sent again for the public hearing. Mr. Lechner advised they also had to notify the County Planning, State Planning agency and the US Army.

Mr. Bach read some uses permitted currently in highway commercial zone and what this ordinance amendment would allow.

Mr. Boraske summarized the application.

Mr. Lechner advised they are asking to amend the master plan to reconcile this amendment.

Chairwoman asked if there was any questions from the board. There was none. The Chairwoman opened the floor for public comments on this agenda item.

Public Comments

Dawn Sabella, 1060 Chews Landing Rd, stated that she did not think the Master Plan should be changed.

John Percanzo, 1839 Downs Ave, Does not want the low income in his area. Prefers a park for residents to visit.

Craig Walsh, 7 Laurel Wood Ct, expressed he is dislike for the townhouses and feels it will directly affect the quality of life in the area. He said it will be a negative investment. He also stated that the town already has an issue with the private parties for profit popping up. He feels zoning should be addressed.

Sandy Brooks, 2 W Kennedy, Asked about the Master Plan changing and the student capacity in the schools.

Dawn Warner, 6 Laurel Wood Ct, Business owner in the township. Feels the town needs more rateables and needs to expand businesses.

Ted Kochansky, 4 Farnham Court, feels this will be a major disruption to the whole community. He wanted to know if there was a developer and if the land was sold. He asked if the town owned the land.

Bob Victor, 4 Laurel Wood Ct, asked if traffic studies were done.

Steve Dimitriou 8 Laurel Wood Ct, he is opposed to this application and fees more than 200ft of residents should have been notified.

Terri Fretz, 85 Cherry Circle, opposed to the application. She is disappointed at all of the townhomes all over.

Denise Coyne, 1060 Chews Landing, read a pre written statement

Helen Albright Troxell, 6 Tucker Ct, She echoed Denise Coyne statement. She asked that traffic impact studies be done and kept in mind. Worried her house value will decline. Asked to revisit the overly on master plan.

Keith Gibbons, 55 E Church, wanted to know why the zoning is being changed and advised everyone to go to the council meeting to raise their concerns.

Shawn Connelly, 1 Laurel Wood Ct, Asked if traffic study was done and why is the land use being changed.

Mr. Bach explained that any owner can ask zoning to be reviewed.

Mr. Boraske read a section of the Master Plan to inform the public of some items that they may not have been aware of.

Denise Coyne, 1060 Chews Landing, made comparison of Washington Township to Gloucester Township for tax rate and pricing.

Carolyn Crescenzo, 1839 Downs Ave, Wanted to know what the process was to protest this application.

AVERY

Mr. Lechner suggested comments made regarding the traffic studies and other concerns the residents have along with school impact concerns should be in notes for council. These should all be in the comments back to them.

Mr. Boraske provided a full explanation and advised they would advise the recommending to the governing body to adopt the amendment and that the Ordinance is consistent with the amendment.

Mr. Bach confirmed that the public comments/concerns will be transmitted to governing body but not part of the approval tonight.

Chairwoman MacPherson requested a motion to approve the amended ordinance.

Motion was made by Ms Lipscomb and seconded by Ms Keeley.

Chairwoman MacPherson requested a roll call.

Roll Call

MEMBER	
Mr. Guevara	Recused
Mr. Hutchison	Recused
Mrs. Marks	Yes
Ms Lipscomb	Yes
Ms Keeley	Yes
Vice Chairman Engelbert	Abstain
Chairwoman MacPherson	No

The application 0-20-07 to Amend the Ordinance 0-03-03 Land development was approved.

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Correspondence- Other Business

NJDEP Freshwater Wetland letter of Interpretation Line Verification and Flood Hazard Verification (Method 3) Sicklerville Road, Block: 18601, Lots: 7-9, Gloucester Township

State of N.J. Department of Transportation

Reconstruction of an existing storm water outfall located on the east side of the Rt #42 Northbound roadway, adjacent to the Lower Landing Rd. Bridge.

Meeting Adjourned 10:54 pm

Recording Secretary

Mrs. Maryjo Dintino