

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, November 23, 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**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
Mr. Guevara	Absent
Mr. Hutchison	Present
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Ms. Botsford (Alt. 2)	Present
Mrs. Marks	Present
Ms Lipscomb	Present
Ms Keeley	Arrived late
Mr. Dickey- Attorney	Present
Mr. Di Rosa- 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. Dickey swears in Mr. Di Rosa and Mr. Lechner.

Chairwoman MacPherson announces the general rules of the meeting.

AMERY

**Minutes for Memorialization**

**Minutes for Memorialization – November 9, 2021**

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

Chairwoman MacPherson requested a roll call.

***Roll Call***

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Abstain
<b>Mrs. Marks</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Ms Keeley</b>	Arrived Late
<b>Vice Chairman Englebert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

The Minutes from November 9, 2021 have been memorialized.

**Resolutions for Memorialization**

**#171074PFSPFSP**

**Lidl US Operations**

**Zoned:**

**Preliminary/Final Site Subdivision/Variances**

**Block: 12402 Lot: 12-15**

**Location: 912 S. Black Horse Pike, Blackwood**

**NJDOT Revised Driveway Location.**

**#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)**



Resolutions for Memorialization (continued)

O-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**

Chairwoman MacPherson requested a motion to memorialize all three resolution.

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

Chairwoman MacPherson requested a roll call.

***Roll Call***

<b><i>MEMBER</i></b>	
<b>Mr. Hutchison</b>	Abstain O-20-07 and yes on balance
<b>Mrs. Marks</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Ms Keeley</b>	Yes
<b>Vice Chairman Englebert</b>	Abstain O-20-07 and yes on balance
<b>Chairwoman MacPherson</b>	No O-20-07 and yes on the balance

**Resolutions, #171074PFSPFSP, #201042RDCSPWPF and O-20-07 have been memorialized.**

**Motions for Adjournments**

None

**Public Comments on Non Agenda Items**

Chairwoman opened to the public for comments.

Keith Gibbons, 55 E Church St, wanted clarification as to why the comments from the last meeting were not sent to council. Mr. Lechner advised him that the meeting to memorialize them was not until tonight so they could not. Mr. Lechner also advised him that he was present at the council meeting and gave an overview that the board voted in favor of the amendment to the ordinance with no stipulations. He stated that if council felt they wanted to table it for the comments they could but they chose not to table it

Paul Krug, 513 Hortman St, voices his concerns about the comments from the prior meeting not being sent to council. Mr. Lechner, reiterated that they had to be memorialized and that he was present at council along with Mr. Bach and Mr. Carlamere. They all spoke at the council meeting regarding this matter.

**Unfinished or Adjourned Hearings**

None

**New Applications**

O-21-12

**Ordinance of the Twp CC & State of New Jersey  
Amending Ordinance 0-04-13 Repealing & Adopting  
The Blackwood West Redevelopment Plan in  
Accordance with N.J.S.A 40A:12A-1ET SEQ., Local  
Redevelopment & Housing Law.**

Mr. Stan Slachetka, of T&M Associates, was present for this application. Mr. Slachetka is a planner. He went through a rather lengthy explanation of the ordinance amendment as well the entire background of the redevelopment plan. He reviewed the reasons they were replacing the one from 2004. He reviewed many items including but not limited to the arts and crafts area, the health and fitness trail, the retail design and the revitalization of Blackwood overview. The Chairwoman MacPherson asked if there was any Professionals or Board Members that had questions. Mr. Lechner provided statements for the overview. Mr. Hutchison asked if there any examples that could be viewed online. No other questions noted.

Chairwoman opened to the public for comments.

Paul Krug, 513 Hortman St, a lengthy discussion regarding concerns, suggestions and ideas ensued regarding the Blackwood West Redevelopment.

Joy Dreyer, 85 Erial Rd, agreed with Mr. Krug's comments. She said it was hard to follow all of the changes being done.

Mr. Dickey, Attorney, advised that making the new plan is to be more modernized. He explained the procedure as to how this was being done. The plan hasn't been changed since 2004.

Mr. Hutchison explained they have to set a vision to move forward.

Dennis Paris, 4005 Aberdeen Lane, Volunteer EDC. Loved all the plans and all he heard tonight. He believes they need time to discuss different ideas. Black Box Theatre is critical. Possible restaurants and possible brewery.

Keith Gibbons, 55 E Church St, likes the idea of the Makerhood. He also wanted clarification on the term "pedestrian linkage" as well as what would be the purpose to do that. He also expressed some other ideas that he had to grow the area as well.

Mr. Stan Slachetka explained all of these items for clarification to the public.

Paul Krug, 513 Hortman St, says there is a good connection of people here and wish more time was spent before to include other stuff in the plan.

Mr. Dickey, Attorney, summarized the application.

Chairwoman MacPherson requested a motion to approve the amended ordinance.

Motion was made by Vice Chairman Engelbert and seconded by Mr. Hutchison.

Chairwoman MacPherson requested a roll call.

**Roll Call**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
<b>Mr. Hutchison</b>	Yes
<b>Ms. Botsford (Alt. 2)</b>	Yes
<b>Mrs. Marks</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Ms Keeley</b>	Yes
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

The Ordinance amendment O-21-12 has been memorialized.

O-21-14

**Ordinance Amending Ordinance O-03-03, Land Development to provide a Medical Cannabis Dispensary by an Alternative Treatment Ctr. To include a Marijuana Retail Dispensary as permitted use in the Highway Commercial District.**

Mr. Lechner explained the ordinance and he said it basically does what it says. He explains that the Alternative Treatment Center that is approved to disburse medical prescription of marijuana wants to distribute retail.

Chairwoman MacPherson requested a motion to approve the amended ordinance.

Motion was made by Mr. Hutchison and seconded by Vice Chairman Engelbert.

Chairwoman MacPherson requested a roll call.

**Roll Call**

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Ms. Botsford (Alt. 2)</b>	Yes
<b>Mrs. Marks</b>	Yes
<b>Ms Lipscomb</b>	Yes
<b>Ms Keeley</b>	Yes
<b>Vice Chairman Engelbert</b>	Yes
<b>Chairwoman MacPherson</b>	Yes

The Ordinance amendment O-21-14 has been memorialized.

**Correspondence- Other Business**

None

**Meeting Adjourned 9:52 pm**

**Recording Secretary**



**Mrs. Maryjo Dintino**