

**Township of Gloucester
Planning Board Agenda
January 25, 2022**

- 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 – January 11, 2022

RESOLUTIONS FOR MEMORIALIZATION

**#211047SPW
Texas Roadhouse**

**Site Plan Waiver
Block: 18501 Lot: 13**

MOTIONS FOR ADJOURNMENTS

NONE

PUBLIC COMMENTS ON NON-AGENDA ITEMS

(3 Minutes Per Person)

UNFINISHED OR ADJOURNED HEARINGS

None

NEW APPLICATIONS

**Public Hearing for Housing Element and Fair Share
Public Documents associated are on file at the Office
of the Township Clerk.**

CORRESPONDENCE – OTHER BUSINESS

**Gloucester Township Municipal Utilities Authority
Orr Road Sanitary Sewer Extension – Phase II
Contract No. GTMUA 21007
Public Notification for Submission of TWA Application**

MEETING ADJOURNED

**TOWNSHIP OF GLOUCESTER
PLANNING BOARD
REORGANIZATION MEETING
Tuesday, January 11, 2022**

Mrs. MacPherson called the meeting to order at 7pm.

Salute to the Flag was done.

Mrs. MacPherson requested a roll call to be conducted.

Roll Call:

MEMBER	ABSENT/PRESENT
Mr. Guevara	Present
Mr. Hutchison	Absent
Mrs. Rossi (Alt. 1)	Absent
Mr. Hojnowski	Absent
Mrs. MacPherson	Present
Ms. Botsford (Alt. 2)	Absent
Mrs. Marks	Present
Mr. Engelbert	Present
Ms Keeley	Present
Mr. Boraske	Present
Mr. Bach	Present
Mr. Petrongolo	Present

Opening Statements made by Mr. Petrongolo.

Mrs. MacPherson announced the general rules of the meeting.

Mr. Boraske swore in the professionals Mr. Petrongolo and Mr. Bach.

Election of Chairman:

Mrs. MacPherson asked the Board for Nominations for Chairperson.

Mrs. Marks nominated Mrs. MacPherson for Board Chairwoman and seconded by Mr. Engelbert.

Mrs. MacPherson asked if there were any other nominations. Seeing no other appointments closed nominations.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Mr. Engelbert	Yes
Mrs. MacPherson	Yes

Mrs. MacPherson was elected as the Board Chairperson.

Election of Vice-Chairman:

Chairwoman MacPherson asked the Board for Vice-Chairman Nominations.

Mrs. Marks nominated Mr. Engelbert for Vice-Chairman and seconded by Chairwoman MacPherson.

Chairwoman MacPherson seeing no other appointments, closed the nominations.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Mr. Engelbert	Yes
Chairwoman MacPherson	Yes

Mr. Engelbert was elected as Board Vice-Chairman.

Election of Secretary:

Chairwoman MacPherson asked the Board for Secretary Nominations.

Mrs. Marks nominated Mr. Petrongolo for Board Secretary.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Mr. Petrongolo as the Board Secretary.

Mr. Guevara made the motion and it was seconded by Mrs. Marks.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Mr. Petrongolo was elected as Board Secretary.

Election of Recording Secretary:

Chairwoman MacPherson asked the Board for Board Recording Secretary Nominations.

Mr. Guevara nominated Mrs. Dintino for Board Recording Secretary and seconded by Chairwoman MacPherson.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Mrs. Dintino as the Board Recording Secretary.

Mr. Guevara made the motion and it was seconded by Chairwoman MacPherson.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Mrs. Dintino was elected as Board Recording Secretary.

Appointment of Solicitor:

Chairwoman MacPherson asked the Board for Solicitor Nominations.

Chairwoman MacPherson made the motion to nominate Stephen Boraske, Esq. of Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC seconded by Mrs. Marks.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Mr. Boraske as the Board Solicitor from the Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC law Firm.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Mr. Boraske was elected as the Board Solicitor.

Appointment of Engineer:

Chairwoman MacPherson asked the Board for Engineer Nominations.

Chairwoman MacPherson received Bach Associates, PC, Steven Bach.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Bach Associates, PC, Steven Bach.

Chairwoman MacPherson made the motion and it was seconded by Ms Keeley.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Steve Bach - Bach Associates, PC was elected as the Board Engineer.

Appointment of Conflict Engineer:

Chairwoman MacPherson asked the Board for Conflict Engineer Nominations.

Chairwoman MacPherson received Remington & Vernick Engineers.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Remington & Vernick Engineers.

Mr. Guevara made the motion and it was seconded by Vice Chairman Engelbert.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Remington and Vernick was elected as the Boards Conflict Engineer.

Appointment of Traffic Engineer:

Chairwoman MacPherson asked the Board for Traffic Engineer Nominations.

Chairwoman MacPherson received Bach Associates, PC, Steven Bach.

Chairwoman MacPherson seeing no other nominations, closed the nominations.

Chairwoman MacPherson asked the Board to elect Bach Associates, PC, Steven Bach.

Chairwoman MacPherson made the motion and it was seconded by Vice Chairman Engelbert.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Steve Bach -Bach Associates, PC was elected as the Board Traffic Engineer.

Adoption of Meeting Dates (attached) and Appointment of Official Newspaper:

Mr. Boraske and Chairwoman MacPherson reviewed the meeting schedule. Meetings are held on the 2nd and 4th Tuesday of each month at 7pm, if warranted. Also the workshop is held the 3rd Tuesday of the month at 4:30pm, if warranted. The papers will be, The Courier Post, The Philadelphia Inquirer SJ Edition as well as the South Jersey Times.

Chairwoman received a motion from Mr. Guevara and seconded by Vice chairman Engelbert for the meeting schedule.

Chairwoman MacPherson asked the Board for a motion to adopt the Meeting Dates and Times along with the appointment of the three Official Newspapers.

Chairwoman received a motion from Vice Chairman Engelbert and seconded by Ms Keeley for the appointment of the three newspapers.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Meeting Dates were adopted and The Courier Post, Philadelphia Inquirer SJ Edition and the South Jersey Times were elected as the Board Official Newspapers.

Adoption of Agenda Procedures:

Chairwoman MacPherson asked for the Rules and Regulations of the Township of Gloucester Planning Board to be included with the adoption of Agenda Procedures.

Chairwoman asked the Board for a motion to Adopt Agenda and Procedures / Rules and Regulations of The Township of Gloucester Planning Board.

Motion was made by Chairwoman MacPherson and seconded by Vice Chairman Engelbert.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

The Board Adopted the Agenda and Procedures / Rules and Regulations of the Township of Gloucester Planning Board.

Charwoman MacPherson opened regular portion of the meeting.

Minutes for Memorialization

Minutes for Memorialization – December 14, 2021

Chariwoman MacPherson requested a motion to adopt the minutes.

Motion was made by Mrs. Marks and seconded by Vice Chairman Engelbert.

Roll Call:

MEMBER	
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Minutes for Memorialization – December 14, 2021 were memorialized

Resolutions for Memorialization

#211041CMPF Preliminary & Final Site

Cedar Properties Minor Subdivision

Block: 18501 Lot: 16.01

Mr. Boraske summarized the resolution and which members were present and could vote. There were no board questions.

Chariwoman MacPherson requested a motion to memorialize the Resolution #211041CMPF

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

Roll Call:

MEMBER	
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Resolution #211041CMPF Minutes were memorialized

Motions for Adjournments

NONE

Public Comments on Non Agenda Items

Chairwoman MacPherson opened the public comment on non-agenda items to the public. Chairwoman seeing no respondents that portion of the meeting was closed.

Unfinished or Adjourned Hearings

NONE

New Applications

#211047SPW

Site Plan Waiver

Texas Roadhouse

Block: 18501 Lot: 13

Zoned: HC

Location: 631 Berlin Cross-keys Rd

Existing Patio are to be covered & provide additional outdoor seating. Handicapped parking spaces & change to walkways.

Mr. John Giunco, Attorney for Texas Roadhouse was present. He reviewed the application and explained that they are looking to enhance outside dining. Mr. Joseph Gabriel is a licensed architect, 4250 Veterans Highway, Holbrook, NY was present and explained that the proposed project is for an approx. 970 sq ft covering over an existing area. The roof is in line with the existing roof and there is no effect on the walkway. He advised that it is ADA compliant. It is within the curb line so there is no effect on the parking lot or drainage. No variance or waivers. Mr. Bach reviewed his questions regarding ADA and they advised they would comply with all items. Mr. Petrongolo reviewed a few items in Mr. Lechner's December 2021 letter. Mr. Gabriel confirmed that the bollards will be added.

Chairwoman MacPherson asked if the Board had any questions and there were none.

Mr. Bach wanted it added to confirm that there was no modification to the parking lot and bollards are being added per Mr. Lechner's letter.

Mr. Boraske summarized the application and advised that they were satisfied with all the paperwork submitted. The final plans will be submitted for review.

Chairwoman MacPherson asked for a motion to approve the application.

Motion was made by Vice Chairman Engelbert and seconded by Mrs. Marks.

Chairwoman MacPherson requested a roll call.

Roll Call:

MEMBER	
Mr. Guevara	Yes
Mrs. Marks	Yes
Mrs. Keeley	Yes
Vice Chairman Engelbert	Yes
Chairwoman MacPherson	Yes

Motion to approve the application #211047SPW

Correspondence – Other Business

Chairwoman MacPherson requested a motion to adjourn.

Meeting adjourned 7:25pm

Recording Secretary

Mrs. Maryjo Dintino