

TOWNSHIP OF GLOUCESTER

PLANNING BOARD

Tuesday, June 14, 2022

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Chairman Squilla called the meeting to order at 7pm.

Salute to the Flag was done.

Chairman Squilla requested a roll call to be conducted.

**Roll Call**

<b>MEMBER</b>	<b>ABSENT/PRESENT</b>
Mr. Guevara	Absent
Mr. Hutchison	Present
Mrs. MacPherson	Present
Mr. Stelatto	Present
Vice Chairwoman Marks	Present
Chairman Squilla	Present
Mr. Boraske- Attorney	Present
Mr. Bach- Bach Associates	Present
Mr. Petrongolo	Present

Opening Statement made by Mr. Petrongolo.

Chairman Squilla asked that the Board Professionals be sworn in.

Mr. Boraske swears in Mr. Bach and Mr. Petrongolo.

Chairman Squilla read the General Rules of the meeting.

**Minutes for Memorialization**

**Minutes for Memorialization – April 26, 2022**

Chairman Squilla requested a motion to memorialize the minutes.

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

Chairman Squilla requested a roll call.

**Roll Call**

<b>MEMBER</b>	
Mr. Guevara	Absent
Mr. Hutchison	Yes
Mrs. MacPherson	Yes
Mr. Stelatto	Yes
Vice Chairwoman Marks	Yes

The Minutes of April 26, 2022 have been memorialized.

**Resolutions for Memorialization**

**#221005CM**  
Steve Morreale

**Block: 1305 Lot: 6 & 7**  
**Minor Subdivision/Bulk C**

**#221006CM**  
Francis J. Leahey

**Block: 9906 Lot: 22 & 23**  
**Minor Subdivision/Bulk C**

**#191001PF**  
MIPRO Homes, LLC

**Block: 8401 Lot: 12.02**  
**Second Extension**  
**(3) Apartment Bldgs.**

Mr. Boraske gave an overview of the Resolutions for Memorialization.

Chairman Squilla requested a motion to memorialize the minutes.

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

Chairman Squilla requested a roll call.

**Roll Call**

<b>MEMBER</b>	
Mr. Hutchison	Yes
Mrs. MacPherson	Yes
Mr. Stelatto	Yes
Vice Chairwoman Marks	Yes
Chairman Squilla	Yes

The Resolutions #221005CM, #221006CM and #191001PF have been memorialized.

**Motions for Adjournments**

None

**Unfinished or Adjourned Hearings**

None

**Public Comments on Non Agenda Items**

Chairman Squilla opened to the public for comments. There were none.

**New Applications**

**#211044CM**

**Minor Site/Bulk C**

**Taco Bell**

**Block: 18301 Lot: 10.04**

**Sicklerville Investors, LLC**

**Location: 845 Williamstown Rd, Sicklerville**

**Zoned: New Vision**

**Restaurant with double drive thru lane and digital menu signs**

Attorney Laura Del Sandro of Del Duca Law Firm was present on behalf of the applicant.

Engineer, Brian Cleary of Petit Group, 497 Center St, Sewell, NJ 08080 was present.

Mr. Boraske swore in Mr. Cleary. Mr. Petrongolo advised he knows Mr. Cleary to be a qualified

Engineer. They did an overview of the location and advised that they would comply with all of

the issues in the planner letter of 5/18/22 and the Engineer letter of 4/8/22. Mr. Petrongolo

asked them to comply with electronic vehicle stations as required under a new state rule.

Planner doesn't think there is a space threshold in effect but if there is a minimum they will

comply. Exhibit A2 is the latest site plan with the second drive thru ad digital menu boards. They

have also advised that they are providing more lightning and landscaping than required.

Mr. Bach asked about the area where they are installing a curb. Mr. Cleary said that they are in

good condition. However he did agree, as a condition, that during curb replacement, if any damage was done in the drive aisle that they would repair it.

Chairman Squilla opened for public comments and there was none.

There was no questions from the Board.

Mr. Boraske summarized the application for everyone.

Chairman Squilla requested a motion to memorialize the Application.  
Motion was made by Mr. Hutchison and seconded by Mrs. Marks.

Chairman Squilla asked for a roll call.

**Roll Call**

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Mr. Stelatto</b>	Yes
<b>Vice Chairwoman Marks</b>	Yes
<b>Chairman Squilla</b>	Yes

**The Application #211044CM has been approved.**

**Redevelopment Plan**

**Brittany Woods – Consistency Review**

Mr. Petrongolo explained that they are only reviewing this to confirm that this is consistent with the Master Plan. Recommend to the governing body to move forward.

Public comments:

Various questions were raised regarding rehabilitation / redevelopment that were not for the Planning Board to answer.

Members who had questions all similar in nature.

Denise Coyne, 1060 Chews Landing Rd, Laurel Springs

Sam Sweet, 18 Elizabeth Place, Erial

All were sworn in and Mr. Petrongolo explained that he feels and recommends that this is consistent with the Master Plan and that is all they are to do this evening. All other questions that the public had should be brought to the second reading at the council meeting.

Deana Hendry, 89 Lampost, Somerdale, sworn in by Mr. Boraske. Her question was regarding who prepared the study and how was it paid for. Questions on procedure and what each governing bodies handle.

There were no more public comments so Chairman Squilla closed the public portion.

There was no questions from the Board.

Chairman Squilla requested a motion to memorialize the Application.  
Motion was made by Mr. Hutchison and seconded by Mrs. MacPherson.

Chairman Squilla asked for a roll call.

**Roll Call**

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Mr. Stelatto</b>	Yes
<b>Vice Chairwoman Marks</b>	Yes
<b>Chairman Squilla</b>	Yes

**The application for the redevelopment plan consistency review was approved.**

**#191050CPFSa**

**M&T Gloucester Partners, LLC**

**Zoned: CD-RD**

**Amended Preliminary & Final Major**

**Site Plan with variances amended**

**Block: 13103, 2, 3, 3.01, 5-12 & 25**

**Location: Vacant Land**

**Increase hotel from (4) stories to (5).**

**New Driveway on Davistown Rd.**

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Doug Wolfson, Attorney, 1260 Stelton Rd, Piscataway, NJ, was present for MT&T. Mr. Wolfson Gave an overview of what they are looking to do. A1 project breakdown and exhibit.

Mr. Boraske swore in Ron Aulenback, 1260 Stelton Rd, Piscataway, NJ, Director of Engineering Planning and Development. They provided the two changes that they were looking for under Exhibit 2. They realigned the main road access to accommodate the neighbors with access easements and issues they had raised.

Mr. Bach's letter of 6/9/22 they are willing to comply with all. Mr. Bach noted that item #9 on pg. 304 was withdrawn and no longer applicable.

Mr. Petrongolo letter of 5/31/22 there no objections and agree to comply.

Chairman Squilla asked if there was any board comments. There was none.

Chairman Squilla asked if there was any public comments.

Public comments:

Dan Kelly, 316 Evergreen Ave asked if any additional changes are being done.

Mr. Petrongolo advised that no changes to approved plan except the floors which Mr. Aulenback confirmed, footprint rooms not changing.

Toni Devarenne. 36 Evergreen spoke regarding vibrations from the construction that were occurring and she felt was causing structural damage to her home. Mr. Boraske advised her that she should email the applicant and handle with them that it had nothing to do with the planning board.

No more public comments so the public portion closed.

Mr. Boraske summarized the application.

Chairman Squilla requested a motion to memorialize the Application.

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

Chairman Squilla asked for a roll call.

**Roll Call**

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Mr. Stelatto</b>	Yes
<b>Vice Chairwoman Marks</b>	Yes
<b>Chairman Squilla</b>	Yes

The application #191050CPFSa was approved.

**#211026CM**

**Minor Subdivision/ Bulk C**

**16 REM, LLC**

**Block: 15202 Lot: 17**

**Zoned: R3**

**Location: 2408 Gardwood Rd, Sicklerville  
Proposed: (1) lot into (3) lots with  
variances**

Kevin Wallace, 1301 Kings Highway, Cherry Hill is the applicant present. The attorney, John Penberthy, 113 White Horse Rd W Ste 3, Voorhees, NJ is present for the applicant.

They were sworn in by Mr. Boraske. No new relief per Mr. Bach. The time to record has expired. His wife had passed away then covid so it was delayed.

No public comments.

No questions from the board.

Mr. Boraske summarized the application.

Chairman Squilla requested a motion to memorialize the Application.

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

Chairman Squilla asked for a roll call.

**Roll Call**

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Mr. Stelatto</b>	Yes
<b>Vice Chairwoman Marks</b>	Yes
<b>Chairman Squilla</b>	Yes

The application #211026CM was approved.

**#211039 RAM**

**Smith Brothers Real Estate**

**Zoned: (BW-RD)**

**Red/Agreement/Minor Site**

**Block: 11502 Lot: 7**

**Location: 44 W. Church, Blackwood**

**Office use & accessory vehicles of an electrician, painter, plumber and similar**

**Establishments. Front bldg. setback**

**(existing non-conforming)**

Engineer, Mr. Galante, 76 Argyle, Blackwood provided explanation of what applicant, Mr. Gary Smith, is requesting.

Mr. Galante confirmed that they will comply with Mr. Bach's letter. Mr. Smith agreed to revisit the signage if it was not compliant after he decides what he wanted to do with regards to the signage.

No public comments.

No questions from the board.

Mr. Boraske summarized the application.

Chairman Squilla requested a motion to memorialize the Application. Motion was made by Mr. Hutchison and seconded by Mrs. Marks

Chairman Squilla asked for a roll call.

***Roll Call***

<b>MEMBER</b>	
<b>Mr. Hutchison</b>	Yes
<b>Mrs. MacPherson</b>	Yes
<b>Mr. Stelatto</b>	Yes
<b>Vice Chairwoman Marks</b>	Yes
<b>Chairman Squilla</b>	Yes

**The application #211039 RAM was approved.**



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**Correspondence- Other Business**

Mr. Boraske explained that all of the items below were correspondence to the Planning Board to review and file as recommended.

**NJDEP Wetlands Permit Application**

**NJDEP Flood Hazard Area Permit-by-Certification**

**10 Malibu Drive**

**Culvert Replacement at Albertons's Run Gloucester Township, Camden County.**

**NJDEP Wetland Permit Application**

**NJDEP statewide General Wetland Permit**

**11 Lee Ann Drive, Storm water Outfall**

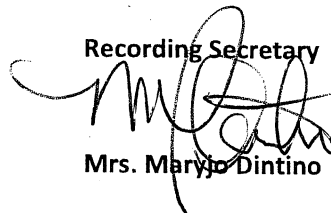
**Block: 3801 Lot: 10**

**Gloucester Township, Camden County**

**Application for NJDEP Freshwater Wetland Letter of Interpretation. Site being considered for development of an Industrial building & associated site improvements.**

**Meeting Adjourned**

Recording Secretary



Mrs. Maryjo Dintino