TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday May 14, 2019

Chairman Dintino absent, Vice Chair Costa commanded the meeting.
Salute to the Flag.
Opening Statement made by Mr. Lechner.
Vice Chair Costa announces general rules of the meeting.
Vice Chair Costa requested a Roll Call.

Roll Call:

Mrs. Costa	Present
Mr. Guevara	Absent
Mr. Kricun	Absent
Councilman Hutchison	Absent
Mrs. Bradley	Absent
Mrs. Rossi	Present
Mr. Thomas	Present
Mr. Hojnowski	Present
Mrs. MacPherson	Present
Ms. Botsford	Present
Chairman Dintino	Absent
Mr. Boraske Esq.	Present
Mr. Bach	Present
Mr. Lechner	Present

Vice Chair Costa asked that the Board Professionals be Sworn In.
Mr. Bach & Mr. Lechner were sworn in by Mr. Boraske.
Vice Chair Costa asked Mrs. Botsford to sit for Mr. Kricun. She agreed.

Minutes for Memorialization

Minutes from April 9, 2019.
Vice Chair Costa requested a motion to adopt the minutes.
Ms. Botsford made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

Resolutions for Memorialization

191007SPW
Caesar's Pasta, LLC
Zoned: BP

Site Plan Waiver
Block: 4202 Lot: 1

Vice Chair Costa asked for a motion to adopt the Resolution.
Ms. Botsford made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Rossi	Yes
Mr. Thomas	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

Application for Review

#181033CM
Richard F. Williams
Zoned: R2

Minor Subdivision
90 Day Extension
Block: 18501 Lot: 9 & 9.01
Location: 917 & 919 Sicklerville Rd.
Extending deadline
From 6/15 to 9/3/19

NOTES:
Brandon Croker Esq. Comegno Law Group, P.C. representing Richard Williams.
Mr. Williams was here I front of the Board on October 9, 2018. At that time the Board approved a minor sub division but imposed a number of conditions.
The completion of the conditions are taking longer than expected, so Mr. Williams is here to ask for extension of 120 days from the June 5, 2019 deadline.
The completion date would then be October 3rd, 2019.

Vice Chair Costa asked if there were any questions from the Board?
None
Vice Chair Costa asked if there were any questions from the Public?
None

Vice Chair Costa asked for a motion to grant the extension.
Mrs. McPherson made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Costa	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

#1910135SPW
Bank of America
Zoned: OR

Site Plan
Block:9709 Lot: 1
Location: 1345 Chews Landing Rd.
Proposed ADA Upgrades to existing parking, curb cuts & ramps, restriping parking stalls and crosswalks & installing new signage.

NOTES:
Scott College Esq. from Riker, Danzig, Scherer, Hylander & Perrotti, LLP. representing Bank of America asking for a sit plan waiver. The property is 1.2 acres Zoned OR. Mr. College stated that there would be No Variances required and there would be No Major Improvements. Mr. College introduced Mr. Ahmad Kabose, Engineer who was sworn in as a professional proceeded to give a brief overview of the improvements. He stated that the sidewalks were non-compliant and would be replaced while ramping installed to make it easier for handicap access. The parking lot will be restriped.
Mr. Bach interjected stating that this seems to be minor work thus he recommends that the application be amended to project a Minor site Plan. In changing the designation, the project oversite is shifted to the municipal engineer to ensure and confirm its completion.

Vice Chair Costa asked if there were any question from the Board?
None
Vice Chair Costa asked if there were any questions from the Public?
None

Vice Chair Costa asked for a motion to adopt the amendment recommending it to Township Council.
Mrs. Rossi made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Costa	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

#191017CM
William & Nadine Yackle
Zoned: R2

Minor Subdivision/Bulk C
Block: 13003 Lot: 3
Location: 100 Lakeview Ave. Blackwood
To create (1) new lot
Proposed lot: 3.01 & remainder Lot: 3 existing dwelling to be located on remainder lot and new dwelling to be constructed on Lot: 3.01

NOTES:
Chuck Pertrone, Esq. representing William & Nadine Yackle for a minor sub-division dividing the property into two lots. The new lot will be 18,787 ft sq in area and the remaining lot would be approx. 15,105 ft sq in area. In addition to the minor sub-division we are requesting for Varience approval for increased lot depth and side yard area set back of the sub division line.
Mr. Yackle approached the podium and answered questions by Mr. Pertrone about the property and it usage. Mr. Yackle explained that he built the current house. The sub-division would allow him to build a new house more of a rancher type with a walk out basement to fit into the surrounding neighborhood.
Mr. Yackle stated he would agree to any conditions proposed by the Board.

Vice Chair Costa asked if there were any question from the Board?
None
Vice Chair Costa asked if there were any questions from the Public?
None

Vice Chair Costa asked for a motion to adopt the Amendment.
Mr. Hojnowski made the motion seconded by Mr. Thomas.

Roll Call:

Mrs. Costa	Yes
Mrs. Rossi	Yes
Mr. Thomas	Yes
Mr. Hojnowski	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes

General Correspondence

NONE

Vice Chair Costa asked for a motion to Adjourn the meeting.
Mr. Thomas made the motion seconded by Mrs. MacPherson.

Vice Chair Costa adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak