TOWNSHIP OF GLOUCESTER
PLANNING BOARD

Tuesday June 11, 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:

Mr. Guevara	Present
Mr. Kricun	Absent
Councilman Hutchison	Absent
Mrs. Bradley	Absent
Mrs. Rossi	Present
Mr. Thomas	Absent
Mr. Hojnowski	Present
Mrs. MacPherson	Present
Ms. Botsford	Present
Vice Chair Costa	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. Rossi to sit for Mr. Kricun. She agreed.
Vice Chair Costa asked Mrs. Botsford to sit for Mr. Hutchinson. She agreed.

Minutes for Memorialization

Minutes from May 14, 2019.
Vice Chair Costa requested a motion to adopt the minutes.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

Roll Call:

Mrs. Rossi	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

Resolutions for Memorialization

181033CM
Richard F. Williams

Minor Subdivision
90 Day Extension
Block: 1850 Lots: 9/9.01

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson..

Roll Call:

Mrs. Rossi	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

1910135SPW
Bank of America

Admended Minor Site
Block: 9709 Lots: 1

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

Roll Call:

Mrs. Rossi	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

191017CM
William & Nadine Yackle

Minor Subdivision/Bulk C
Block: 13003 Lots: 3

Vice Chair Costa asked for a motion to adopt the Resolution.
Mrs. Botsford made the motion seconded by Mrs. McPherson.

Roll Call:

Mrs. Rossi	Yes
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

Application for Review

#191019M
Duane & Michelle Little
Zoned: R1

Minor Subdivision
Adjusting Lot Lines
Block: 20601 Lot: 21
Block: 20601 Lot: 21.01
Location: 1068 & 1070 Chewslanding Rd. Blackwood
Seeking to move property line in the rear of 1068 & add frontage (100') to 1070 Chewslanding Rd.

NOTES:
Meeting Postponed the Newspaper did not Publish Notice in a timely manor.
The Meeting has been rescheduled for June 25, 2019

T&M Associates
Study College Drive
Proposed Non-Condemnation Redevelopment
Zoned: CR-RD

Redevelopment Study & Preliminary Investigation Study
Block: 13103 Lot: 3/3.01 - 13

NOTES:
Mr. Stan Slacetka, PP AICP from T & A Associates approached the podium. Mr. Lechner stated that a notice was sent to all residents within the area limit required by zoning laws.
Mr. Slacetka stated he was group manager from T & M Associates who is a licensed professional planner. He introduced Mr. Jeffrey Cucinotta who is a professional planner with same company statin they were the professionals that prepared this redevelopment study report.
Mr. Slacetka & Mr. Cucinotta were then sworn in. Mr. Slacetka stated Mr. Cucinotta will be presenting the testimony.
Mr. Slacetka stated the purpose of this Redevelopment Study and Preliminary Investigation Report by Resolution R-19:02-080 on 2/25/19 by Township Council is to determine whether the properties identified in Gloucester Township qualify as an area in need of Redevelopment as defined in the Local Redevelopment and Housing Law P.L. 1992, Chapter 79. He further stated that the recommendation after presented to the board, if the Board concurs, the recommendation would be presented to Counsel. The Counsel if it concurs with findings would allow the redevelopment to occur with the presentation of approved plans from a developer. It was noted that in undertaking the redevelopment study, the study area shall be subjected to a non-condemnation designation pursuant to N.J.S.A. 40A. The redevelopment area designation shall not authorize the municipality to use power of eminent domain.
Mr. Cucinotta continue to present the summary of their findings with four visual maps presented as Exhibit 1-4. The area in question is 17.6 acres of land area broken down into several lots having frontage on Davistown Rd., Center Avenue and North-South Freeway (Rt. 42). The study area is located in the central portion

of the municipality and approximately .4 miles northeast of the Premium Outlets. Mr. Cucinotta stated he would present the finding lot by lot giving a description of what was existing on each lot (ie.: structures, debris, construction material, vegetation, access rd., grading, etc.).
Mr. Cucinotta continued his presentation with explanation of several criterion that guided the decision of each lot within the area of redevelopment. The Findings were in favor of a need for effective redevelopment. All the lots in question were eligible except Lot 13, finding no need concluded his testimony.

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?
Three residents that border the redevelopment area approached the podium and asked a few questions.
-Lead testing from previous business on the lot.
-Land stripped, erosion concerns.
-Proposal for Apartments in this area.
All questions answered by Mr. Bach

Vice Chair Costa asked for a motion to recommend the study area as Non-Condemnation to the Township Counsel for Redevelopment.
Mrs. Rossi made the motion seconded by Mr. Guevara.

Roll Call:

Mr. Guevara	Yes
Mrs. Rossi	Yes
Mr. Hojnowski	
Mrs. MacPherson	Yes
Ms. Botsford	Yes
Vice Chair Costa	Yes

General Correspondence

NONE

Vice Chair Costa asked for a motion to Adjourn the meeting.
Mrs. Botsford made the motion seconded by Mrs. McPherson..

Vice Chair Costa adjourned the meeting.
Meeting Adjourned.

Recording Secretary,

Christopher Nowak