

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday January 28, 2020**

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Chair MacPherson calls meeting to order

Salute to the Flag.

Chair MacPherson requested an attendance Roll Call.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Absent</b>
<b>Mr. Guevara</b>	<b>Present</b>
<b>Mr. Kricun</b>	<b>Absent</b>
<b>Mr. Hutchison</b>	<b>Present</b>
<b>Mrs. Bradley</b>	<b>Absent</b>
<b>Mrs. Rossi</b>	<b>Absent</b>
<b>Mr. Thomas</b>	<b>Absent</b>
<b>Mr. Hojnowski</b>	<b>Present</b>
<b>Ms. Botsford</b>	<b>Present</b>
<b>Mrs. Marks</b>	<b>Present</b>
<b>Chairperson MacPherson</b>	<b>Present</b>
<b>Mr. Boraske, Esq.</b>	<b>Present</b>
<b>Mr. DeRosa</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>

Opening Statement made by Mr. Lechner.

Chair MacPherson announces the general rules of the meeting.

Chair MacPherson asked that the Board Professionals be Sworn In.

Mr. Boraske swears in Mr. DeRosa & Mr. Lechner

**Minutes for Memorialization**

Minutes from January 14, 2020.

Chair McPherson requests a motion to adopt the minutes.

Mr. Hutchison made the motion seconded by Mr. Guevara.

Chair MacPherson requested a roll call.

**Roll Call:**

<b>Mr. Guevara</b>	<b>Yes</b>
<b>Mr. Hutchison</b>	<b>Yes</b>
<b>Mr. Hojnowski</b>	<b>Yes</b>
<b>Ms. Botsford</b>	<b>Yes</b>
<b>Mrs. Marks</b>	<b>Yes</b>
<b>Chair MacPherson</b>	<b>Yes</b>

The January 14, 2020 Minutes were Memorialized.

**Resolutions for Memorialization**

NONE

**Motions for Adjournments**

NONE

**Public Comments on Non-Agenda Items**

Seeing No one present for comments Chair MacPherson moved to next section.

**Unfinished or Adjourned Hearings**

NONE

**New Applications for Review**

#201004C Review  
 Prefab Multipurpose Bldg.  
 For Sustainability &  
 Shared Services Facility

Courtesy Review  
 Block: 12303 Lot: 1  
 Location: 508 Lakeland Rd.  
 Blackwood, NJ 08012

**NOTES:**

Chair MacPherson introduced the Application.

Mr. Gregory Musco approached the podium who is a Civil Engineer representing Camden County Office of Sustainability. The project includes a 500 sq. ft. Pole Barn to include a Kitchen, Storage and Multipurpose room. The County operates three green houses on this property that supplements the Camden City and Camden County College pantries. As these programs grew, they noticed that they needed a place to prepare the food and storage until distribution or usage. The Freeholders agreed on a pole barn. This multi-purpose addition to the facility would allow the development educational opportunities with the addition of outdoor market and county events. These events would only be in the evening hours while outdoor events would occur only during warmer weather and at scheduled times.

All building air handling equipment would be housed in the attic with open air market in the buildings rear with the parking area in front and side of building.

After Mr. Musco's presentation Mr. Lechner explained that this is a courtesy review because construction is under Capital expenditures. No formal resolution is necessary or procedure is further warranted.

There were No other questions from Board members.  
 Chair MacPherson proceeded to the next review.

#191060SPW  
KMG New Jersey, LLC.  
Zoned: IN

Courtesy Review  
Block: 12303 Lot: 1  
Location: 508 Lakeland Rd.  
Blackwood, NJ 08012

**NOTES:**

Chair MacPherson introduced the Application.

Ms. Emily Givens Esq. approached the podium representing the applicant KMG, LLC. They are requesting a site wavier for renovations to an existing structure formerly known a YES facility. The renovations are to fit the structure interior w/ residential semi-private accommodations with attached bathroom facilities. They will provide a full-service medical clinic and institutional pharmacy within the building along with on-premise full-service laundry and full-service commercial kitchen. Hours of operation will be 24/7, accepting patients as needed with three working shifts.

Ms. Givens stated they received the Board letters comments and agree to do all the improvements requested. Interior renovations are on-going with cleaning out before actual interior construction can begin. There will be 2 separate parking lots with one front lot and a second lot of 40 spaces where the basketball courts are currently on the building side.

Ms. Givens introduced Mr. Eric Littlehales from Consulting Engineers of Berlin who approached the podium and was sworn in. He stated he did a light intensity study at the site per Board Engineer. He explained the results commenting on dark areas especially in the parking lot. He will produce a lighting plan and plans to address other areas such as the sidewalk replacement, parking restriping and enclosed trash receptacle.

Mr. Lechner commented that the chain link fence during his inspection needs repair and there is no pedestrian access from the building to the courts. Ms. Givens stated the fence will be replaced per ordinance and they will look at correcting the walkway problem.

Chair MacPherson asked if there were questions from the board.

Seeing none Mr. Lechner commented that if the Board entertains the site plan waiver a condition must be met as to the agreed upon improvements of the sidewalks prior to the issuance of Certificate of Occupancy. Mr. Marks inquired of the parking count.

Ms. Givens stated that the basketball court was not included in the original parking space count and parking would be as stated on the front and sides of building not to exceed one parking space per three beds.

Chair MacPherson opened the meeting to the public but seeing none closed the public portion of the meeting.

Mr. Boraske announced the conditions of the approval.

Chair MacPherson asked for a motion to approve the application.

Mr. Hutchison made the motion seconded by Ms. Botsford.

Chair MacPherson asked for a roll call.

**Roll Call:**

<b>Mr. Guevara</b>	Yes
<b>Mr. Hutchison</b>	Yes
<b>Mrs. Bradley</b>	Yes
<b>Mr. Hojnowski</b>	Yes
<b>Ms. Botsford</b>	Yes
<b>Mrs. Marks</b>	Yes
<b>Chair MacPherson</b>	Yes

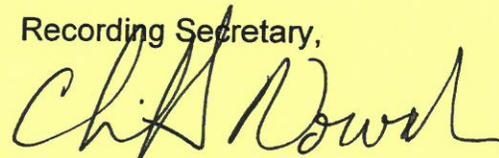
The application #191060SPW was approved unanimously.

General Correspondence – Other Business

NONE

Chair MacPherson asked for a motion to adjourn the meeting.  
Ms. Botsford made the motion seconded by Mr. Hojnowski.  
All were in favor.  
Chair MacPherson adjourned the meeting.  
Meeting Adjourned.

Recording Secretary,



Christopher Nowak