

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday February 25, 2020**

---

Chair McPherson calls meeting to order  
Salute to the Flag.

Chair McPherson requested an attendance Roll Call.

**Roll Call:**

<b>Mr. Dintino</b>	<b>Present</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>Present</b>
<b>Mrs. Rossi</b>	<b>Absent</b>
<b>Mr. Thomas</b>	<b>Absent</b>
<b>Mr. Hojnowski</b>	<b>Absent</b>
<b>Ms. Botsford</b>	<b>Present</b>
<b>Mrs. Marks</b>	<b>Present</b>
<b>Chairperson MacPherson</b>	<b>Present</b>
<b>Mr. Boraski, Esq.</b>	<b>Present</b>
<b>Mr. DiRosa</b>	<b>Present</b>
<b>Mr. Lechner</b>	<b>Present</b>

Opening Statement made by Mr. Lechner.

Chair McPherson announces the general rules of the meeting.

Chair McPherson asked that the Board Professionals be Sworn In.

Mr. Boraske swears in Mr. DiRosa & Mr. Lechner

**Minutes for Memorialization**

Minutes from January 28, 2020.

Chair McPherson requests a motion to adopt the minutes.

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

Chair McPherson requested a roll call.

**Roll Call:**

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

The January 28, 2020 Minutes were Memorialized.

**Resolutions for Memorialization**

#191060SPW  
KMG New Jersey, LLC

Site Plan Waiver  
Block: 12302 Lot: 1.07

Chair McPherson requests a motion to Memorialize the Resolution.  
Mr. Guevara made the motion seconded by Ms. Botsford.  
Chair McPherson requested a roll call.

**Roll Call:**

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

The Resolution #191060SPW was Memorialized.

**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**

#201005CR  
Camden County Capitol  
To Timber Creek Park  
Remembrance & Hope Memorial

Courtesy Review  
Block: 8401 Lot: 8  
Location: Timber Creek along  
Chew-Landing Rd.  
Memorial for those Battle Addiction  
(Capitol Improvement Project)

**NOTES:**

Chair McPherson introduced the Application.  
Mr. Jim Wiackowski - Engineer, approached the podium stating from C.M.U. Associates representing Camden County Parks Department. He is presenting the Board with plans to improve Timber Creek Park with a Hope Memorial Remembrance for those who lost their Battle to Addiction. Mr. Wiackowski produced a colored rendering depicting the conformities of the Memorial and explained its dimensional specifics to include landscaping, seating, up lighting, post lighting and signage. The Memorial Ribbon would be a few hundred feet off Chews Landing Rd with off street parking comprising of 7,500 sq.ft. impervious area with engraved stone blocking raising from 2 ft. seat wall to a height of 7 ft.. Contracts for construction were already awarded.

Mr. Guevara pointed out that the height of the wall would pose a vandalism problem enabling a hidden spot.

Mr. Wiackowski stated that the Memorial would be blocked from the road at a certain point but cameras would be installed but he would take that concern back to the County to figure out how to minimize.

Chair MacPherson asked if there were any more questions from the board.

Seeing None she closed the Board Section.

Mr. Lechner explained that Camden County is a Body Politic that are required before any Capital expenditures can occur to present their project to the Township Planning Board, making sure it conforms to the Gloucester Township Master Plan. This parcel of land is an approved park, which is in the park recreation zone, so this would be consistent with the Plan. Mr. Lechner stated he would send a letter confirming the County appeared before the Board and met all conditions of approval by the Board.

Chair McPherson asked for a straw vote for approval of the courtesy review.

All Board members were in favor.

Mr. Boarski clarified the conditions of the approval.

Mr. Lechner Introduced the following Ordinances briefing describing what the purpose of each. The Township Counsel introduced three Ordinances because they deal with land use matters that requires, they be presented to the planning board. Should the Planning Board agree he will prepare a resolution.

Mr. Lechner chose to briefly explain all the following Ordinances together.

#### #O-20-03

Ordinance repealing & replacing Article X - Affordable Housing: The Procedural & Eligibility Requirements of the Land Development Ordinance.

#### NOTES:

This tweaks the existing ordinance by addressing the townships constitutional obligation to provide for its fair share of the Affordable Housing in accordance with the guidelines of the administrative code. These Ordinances were prepared by Steven Bach-Township Engineer who is also the Townships Fair Share Housing Authority.

#### #O-02-04

Ordinance amending O-12-26 – Lakeland Complex Phase 1.

#### NOTES:

O-02-04 Allows Multi Family Housing in Block: 12301 behind the former Camden County Existing Buildings on Lakeland Rd. It Amends the existing Phase I Redevelopment Plan which currently allows residential housing for Veterans and Seniors. The amendment would also permit Multi-Family Housing with twenty-five dwelling units per acre with 20% set aside for moderate and low income housing.

#O-20-05

Ordinance adopting a redevelopment Plan for Block: 12303 Lot: 1 Lakeland Phase II.

NOTES:

This is a Phase II Redevelopment plan for the Lakeland Property allowing:

-Multi-Family housing maximum of 20 acres/25 dwellings with 20% set aside for Affordable Housing.

-Townhouses maximum of 48 acres with 8 dwelling units /acre with 20% set aside for affordable Housing.

-Single Family Dwellings maximum of 25 acres with 4 dwelling units /acre with housing owners paying a development fee.

There were No other questions from Board members.

Chair McPherson asked for a motion to approve the application.

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

Chair McPherson asked for a roll call.

Roll Call:

Mr. Dintino	Yes
Mr. Guevara	Yes
Mr. Hutchison	Yes
Mrs. Bradley	Yes
Ms. Botsford	Yes
Mrs. Marks	Yes
Chairperson MacPherson	Yes

The Ordinances were approved.

**General Correspondence – Other Business**

NONE

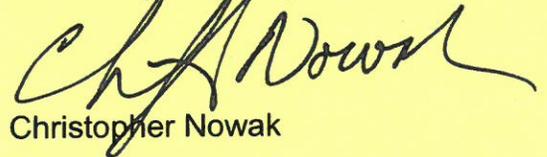
Chair McPherson asked for a straw vote to adjourn the meeting.

All were in favor.

Chair McPherson adjourned the meeting.

Meeting Adjourned.

Recording Secretary,



Christopher Nowak