

**TOWNSHIP OF GLOUCESTER  
PLANNING BOARD**

**Tuesday, July 08, 2008**

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Mr. Lechner called the annual reorganization meeting to order and read the commencement statement.

**Roll Call:**

<b>Mr. Busa</b>	<b>Present</b>
<b>Mr. Custodio</b>	<b>Present</b>
<b>Mr. DelDuke</b>	<b>Present</b>
<b>Mr. Lawrence</b>	<b>Present</b>
<b>Mr. Mercado</b>	<b>Present</b>
<b>Mrs. Musser</b>	<b>Present</b>
<b>Louis Vizoco</b>	<b>Present</b>
<b>Mayor Rau-Hatton</b>	<b>Present</b>
<b>Chairman Palmer</b>	<b>Present</b>

**ANNUAL REORGANIZATION**

Mr. Lechner requested nominations for a Chairman for the 2008 – 2009 fiscal year.

**Election of Chairman:** Mr. Custodio made a motion to appoint Mr. Palmer as Chairman, seconded by Mrs. Musser. Seeing no others, the nominations were closed.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

The meeting was turned over to Chairman Palmer.

**Election of Vice Chairman:** Mrs. Musser made a motion to appoint Mr. Custodio as Vice Chairman, seconded by Mr. Vizoco. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Appointment of Planning Board Secretary:** Mr. Busa made a motion to appoint Mr. Lechner as Planning Board Secretary, seconded by Mr. Custodio. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Appointment of Acting Recording Secretary:** Mayor Rau-Hatton made a motion to appoint Mr. Lechner as Acting Recording Secretary, seconded by Mr. Busa. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Appointment of Solicitor:** Mr. Busa made a motion to appoint Mr. McKenna as Solicitor, seconded by Mr. Custodio. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Appointment of Engineer:** Mr. Custodio made a motion to appoint Birdsall Engineering, Inc. as Engineer, seconded by Mrs. Musser. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa		No
Mr. Custodio	Yes	
Mr. DelDuke	Yes	
Mr. Lawrence	Yes	
Mr. Mercado		No
Mrs. Musser	Yes	
Louis Vizoco	Yes	
Mayor Rau-Hatton	Yes	
Chairman Palmer	Yes	

Chairman Palmer seated Elissa Commins, PE as engineer.

**Appointment of Conflict Engineer:** Mr. Custodio made a motion to appoint Pennoni Associates, Inc. as Conflict Engineer, seconded by Mrs. Musser. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Adoption of Official Newspapers:** Mr. Vizoco made a motion to adopt the Record Breeze and Courier post as official newspapers, seconded by Mr. Lawrence. Seeing no others, the nominations were closed.

**Roll Call:**

Mr. Busa	Yes	
Mr. Custodio		No
Mr. DelDuke	Yes	
Mr. Lawrence	Yes	
Mr. Mercado	Yes	
Mrs. Musser	Yes	
Louis Vizoco	Yes	
Mayor Rau-Hatton	Yes	
Chairman Palmer	Yes	

**Adoption of Agenda Procedures:** Mr. Lawrence made a motion to adopt Agenda Procedures, seconded by Mr. Busa.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Adoption of Rules and Regulations (By-Laws):** Mr. Busa made a motion to adopt Rules and Regulations (By-Laws), seconded by Mr. Vizoco.

**Roll Call:**

Mr. Busa	Yes
Mr. Custodio	Yes
Mr. DelDuke	Yes
Mr. Lawrence	Yes
Mr. Mercado	Yes
Mrs. Musser	Yes
Louis Vizoco	Yes
Mayor Rau-Hatton	Yes
Chairman Palmer	Yes

**Adoption of Meeting Dates:** Mayor Rau-Hatton made a motion to adopt Meeting Dates, seconded by Mr. Custodio.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**Adoption of Work Session Dates:** Mr. Mercado made a motion to adopt Work Session Dates, seconded by Mrs. Musser.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

Mr. Lawrence was seated for the open member position.

The Board professionals were sworn and qualified.

Chairman Palmer announced that the following applications are postponed to the August 12, 2008 meeting with no additional notice required, if applicable.

#081042CM	-	Clearwire US, LLC	-	Sicklerville Road.
#081048M	-	Clearwire US, LLC	-	Landing Road.
#081049M	-	Clearwire US, LLC	-	T & G Way.

**Minutes for Memorialization**

Minutes from May 27, 2008

Mr. Mercado made a motion to approve the minutes from May 27, 2008, seconded by Mr. Custodio.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

Minutes from June 10, 2008

Mr. Mercado made a motion to approve the minutes from June 10, 2008, seconded by Mr. Custodio.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

Mr. Custodio made a motion to approve the minutes from June 24, 2008, seconded by Mr. Mercado.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**Resolutions for Memorialization**

<b>#081001CP</b>	<b>Preliminary Major Subdivision Plan</b>
<b>Juergan Weberbauer/Wye Oak Estates</b>	<b>Block 18203, Lots 1, 7 and 8</b>

Mr. Custodio made a motion to approve the resolution, seconded by Mr. Mercado.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#081018Ma**  
**Metro PCS of Pennsylvania, LLC**

**Minor Site Plan**  
**Block 13103, Lot 4**  
**Davistown Road**

Mrs. Musser made a motion to approve the resolution, seconded by Chairman Palmer.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#081046M**  
**Anthony P. Costa**

**Minor Subdivision**  
**Block 13005, Lot 2**  
**Main Street**

Mrs. Musser made a motion to approve the resolution, seconded by Mr. Mercado.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#081047M**  
**Anthony P. Costa**

**Minor Subdivision**  
**Block 15603, Lot 5**  
**Garwood Road**

Mr. Custodio made a motion to approve the resolution, seconded by Mrs. Musser.

**Roll Call:**

<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

Mayor Rau-Hatton discussed and Chairman Palmer advised the public the July 22, 2008 Planning Board meeting shall be for an introduction to new Board members regarding legal responsibilities and instruction of site plan review.

Applications for Review

**#081072CPCP  
St. Joseph's Catholic Church  
Zoned IN**

**Preliminary Major Site Plan (Completeness)  
Block 4603, Lot 1 and Block 4604, Lot 1  
Black Horse Pike**

Appearing before the Board is Leonard Wood, Esq. attorney for the Applicant. Clifton Quay, PE was sworn and qualified by the Board as an expert.

Mr. Wood provided a brief introduction of the application. Mr. Quay provided a more thorough description of the project, which comprises as cemetery, mausoleums and office building and this request is for a waiver of the requirements to provide a traffic impact statement and environmental impact statement to determine the application complete. He further explained the cemetery use and business operations would be a continuation of the existing cemetery across the street and there would be no substantial impacts to traffic patterns that would warrant a traffic impact statement. Generally, the only increase in traffic to the site would be for funerals. Also, the use is essentially inert and the only environmental consequences would be the opening and closing of a grave site, thereby, mitigating any requirement for an environmental impact statement. Chairman Palmer inquired on the type of road surface and Mr. Quay stated the plan proposed porous pavement. Mr. Custodio inquired on the location of the project site and Mr. Quay reaffirmed its location along the Black Horse Pike and Lower Landing Road and described the existing site as a vacant wooded parcel comprising some freshwater wetlands. A discussion followed regarding the Applicant to provide adequate buffers to adjacent residential properties.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one from the public wishing to speak on the application, the public portion was closed.

Mr. Custodio made a motion to waive the requirements to provide a traffic impact statement and environmental impact statement and to deem the application complete, seconded by Mrs. Musser.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#0711074CPSPF**  
**Vince Pennoni (Lakeside Business Park)**  
**Zoned: NVBP**

**Preliminary and Final Major Site Plan**  
**Block 18301, Lots 13, 13.01 and 13.02**  
**Williamstown Road**

Appearing before the Board is Richard, Esq. attorney for the Applicant. The following persons were sworn Vincent Pennoni, Applicant and Alan Ippolito, PE who was qualified and accepted by the Board as an expert.

Mr. Roy provided a brief introduction of the application and a history of the proposed project site, namely, its approval under a General Development Plan approximately in the year 2002 and the approval for 208 units with three phases previously having preliminary and final major site plan approval. Mr. Roy further explained the instant application is for preliminary and final approval of both Phase 4 and 5 for the remaining 95 units with waivers from the loading requirements and lighting height, which are both consistent with the previously noted approvals.

Mr. Pennoni provided a brief description of the status of the existing lakeside Business Park and requested an additional waiver from the requirement to install curb and sidewalks on a portion of Williamstown Road due to an existing split frontage. A discussion followed regarding the requirements for curb and sidewalks and landscaping. Mr. Pennoni indicated they would provide sufficient landscaping utilizing native species. The Applicant finally agreed to provide the curb and sidewalks, albeit not to be required until final certificate of occupancy.

The next major item of the Board's discussion centered on a previous requirement for a fair share traffic contribution and the new requirement for the fair share traffic contribution as pertains the proposed South Jersey Transportation Authority's proposed bridge expansion across the Atlantic City Expressway. Mr. Lechner indicated the former traffic contribution was based on data provided by the applicant's engineer and was a requirement of a prior site plan approval that was apparently intended for improvements to the intersection of Berlin-Cross Keys Road and Williamstown Road. Mr. Lechner further indicated the subsequent approval by Gloucester Newman Associates for the Town Square Plaza included two separate signalized intersections at Independence Boulevard and Williamstown Road and Independence Boulevard and Berlin-Cross Keys Road, which was not anticipated at the original approval for lakeside Business Park. Mr. Pennoni described the number of improvements provided by the Lakeside Business Park that provide regional benefits including improvements to Williamstown Road and the sanitary sewer pump station of the property.

Mr. Roy subsequently discussed the proposed new request of the Board to provide the project's fair share contribution to the aforementioned bridge widening, which should not be required considering the Applicant is approved under a General Development Plan. Mayor Rau-Hatton expressed the Township's spearheading and longstanding endeavor to shepherd a regional planning commitment amongst adjacent municipalities and counties to facilitate the completion of the bridge widening within a fair and reasonable timeframe to benefit all interested parties.

Mr. McKenna explained the aspects behind a General Development Plan approval such as affordable housing and density and that not to allow opportunities to address future site plan issues would be jejune planning.

The Board reviewed the planner’s report and the request to waive the air quality study. The Applicant agreed to provide an easement for a future sign kiosk that is contemplated for the new vision redevelopment area that would provide business identification and facilitate traffic movements through and around this commercial hub.

With nothing further from the Board, Chairman Palmer opened this application to the public.

Judy Cruz Murphy: Concerned with the lack of sidewalks in the area and soil erosion within the business park.

With no one further from the public wishing to speak on the application, the public portion was closed.

Mr. Busa made a motion to approve the application for preliminary and final major site plan and requested waivers and compliance with the Board’s professionals’ reports, seconded by Mr. Custodio.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#071028MPSPCF**  
**TKC LXXIV, LLC (Tractor Supply Company)**  
**Zoned: HC**

**Final Major Site Plan**  
**Block 18612, Lot 4**  
**Berlin-Cross Keys Road**

Appearing before the Board is Robert Simond, Esq. attorney for the Applicant. The following persons were sworn Norman Rodgers, PE, George Ritter, PP, and Andrew Feranda, PE who were qualified and accepted by the Board as experts.

Mr. Simonds provided an introduction and Mr. Rodgers followed with a presentation of the project, which is final major site plan approval for a Tractor Supply store. Mr. Rodgers entered the followed exhibits: A-1, Color rendering of site plan, A-2 Elevation of free-standing sign, and A-3, Elevation of facade sign.

Mr. Rodgers indicated the applicant agrees to comply with the planner's report. He further referenced the engineer's report (Remington & Vernick Engineers) and discussed the proposed stop bar and easement to drainage basin. A discussion followed regarding the lighting plan, namely, the height of the wall mounted lights on the west side at eight feet high; the east side at twelve (12) feet high, and the south side sixteen (16) feet high. Mr. Rodgers also requested a waiver to maintain the height of the pole mounted light adjacent Block 18605, Lot 1, which contains a water utility building.

Mr. Feranda provided additional clarification of the anticipated traffic conditions both problems and solutions as requested within the engineer's report (Remington & Vernick Engineers). He indicated that the applicant agrees to provide their fair share contribution to the bridge widening across the Atlantic City Expressway as proposed by the South Jersey Transportation Authority. Mr. Feranda also provided a description of the on-site traffic circulation and fair share contribution to provide improvements for Johnson Road.

Mr. Ritter provided a thorough planning analysis for the requested variances associated with the free-standing and facade signs, including the following site conditions: significant building setback, required buffers, sign sizes in proportion to the building elevation.

With nothing further from the Board, Chairman Palmer opened this application to the public.

Judy Cruz Murphy: Concerned with truck traffic and requested "Do not block roadway" signs along Johnson Road.

A lengthy discussion followed on the location of drive openings from the Twin Oaks Shopping Center and the nextdoor PNC Bank and retail center.

Chairman Palmer reminded everyone that while this project may have traffic movements from Johnson Road by the Board requiring cross easements from the adjacent development, this application is for a distinct and separate

With no one further from the public wishing to speak on the application, the public portion was closed.

Mr. Lawrence made a motion to approve the application for final major site plan and requested waivers and compliance with the Board's professionals' reports, seconded by Mayor Rau-Hatton.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**#071020PSPCF**  
**2411 Sicklerville Road, LLC**  
**Zoned: NC**

**Final Major Site Plan**  
**Block 14807, Lot 4**  
**Berlin-Cross Keys Road**

Appearing before the Board is Leonard Wood, Esq. attorney for the Applicant. The following persons were sworn Henry Larrea, Applicant and Norman Rodgers, PE, who was qualified and accepted by the Board as an expert.

Mr. Wood provided an introduction and Mr. Rodgers followed with a presentation of the project, which is final major site plan approval for a neighborhood retail center. Mr. Rodgers entered the followed exhibit A-1, Color rendering of site plan and indicated the applicant agrees to comply with the planner's report. He further referenced the engineer's report (Remington & Vernick Engineers) and stated the New Jersey Department of Environmental Protection (NJDEP) would not allow the sidewalks within the wetlands. A discussion followed on stormwater management, including an easement from the Township and existing rip rap at the headwall. Mr. Rodgers described the reforestation of cleared areas on-site as required by the NJDEP, the proposed ornamental lighting, and building elevations. The Board also discussed the proposed free-standing signage with a request from Mayor Rau-Hatton the applicant provide a reference to "Gloucester Township" on the sign.

With nothing further from the Board, Chairman Palmer opened this application to the public. With no one further from the public wishing to speak on the application, the public portion was closed.

Mr. Vizoco made a motion to approve the application for final major site plan and requested waivers and compliance with the Board's professionals' reports, seconded by Mr. Lawrence.

**Roll Call:**

<b>Mr. Busa</b>	<b>Yes</b>
<b>Mr. Custodio</b>	<b>Yes</b>
<b>Mr. DelDuke</b>	<b>Yes</b>
<b>Mr. Lawrence</b>	<b>Yes</b>
<b>Mr. Mercado</b>	<b>Yes</b>
<b>Mrs. Musser</b>	<b>Yes</b>
<b>Louis Vizoco</b>	<b>Yes</b>
<b>Mayor Rau-Hatton</b>	<b>Yes</b>
<b>Chairman Palmer</b>	<b>Yes</b>

**Closed Session**

A motion was entered to go into closed session to discuss the pending Valleybrook litigation.

**Regular session**

A motion was entered to go into regular session.

**Meeting adjourned.**

Respectfully Submitted,

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Kenneth D. Lechner, PP, AICP  
Acting Recording Secretary