JOINT LAND USE BOARD

REGULAR MEETING MINUTES

April 18, 2013

Chairman Schwager called the meeting to order at 7:00 pm.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Schwager led all present in the Pledge of Allegiance.

Roll was as follows:

John Casella – Present, Frank Costantini – Present, John Descano –Present, Blair Hannigan – Absent, John Juliano – Present, Paul Lott – Present, Mayor Maccarone – Present, Chief Marino – Absent, Joe Maugeri – Present, Alan Schwager – Present, Bob Rushton – Present.

Also present: Mike Aimino – Solicitor and Tim Kernan – Planner.

First on the Agenda are the Minutes from the regular meeting of March 7, 2013. J. Maugeri made a motion to accept the Minutes as written which was seconded by P. Lott. All were in favor except J. Descano, Mayor Maccarone, and F. Costantini who all abstained.

Next on the agenda are 2 Resolutions.

First is Denying an appeal to the Zoning Officers decision to Constance Cardillo for the property located at 90 Russell Mill Road, designated as Block 56, Lot 3. J. Maugeri made a motion to approve which was seconded by B. Ruston. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, B. Rushton – yes, J. Maugeri – yes, Chairman Schwager – yes.**

Next is the Resolution Granting Variance approval to Kyle Riepen for property located at 1 Buckeye Road Auburn Chase, designated as Block 28.06, Lot 34. J. Juliano made a motion to approve which was seconded by J. Maugeri. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, J. Casella – yes, B. Rushton – yes, J. Maugeri – yes, Chairman Schwager – yes.**

Next on the agenda is “New Business” it is the 2nd Amended General Development Plan for Main Street at Woolwich, Woolwich Commons, and Woolwich Crossings. Block 57, Lots 5, 8, 9 and 10; Block 60, Lot 1 and Block 61, Lot 6.

Mr. Sal Perillo from the Law Firm, Nehmad, Perillo & Davis continued stating that they are co-council with Mr. Kaplan with regards to the applicant. He stated that Mr. Kaplan will be presenting tonight’s application because of his long standing relationship with the client.

Mr. Kaplan stated that he had a prepared statement that he would like to read. His client, Woolwich Commons, LLC; Main Street at Woolwich, LLC and Woolwich Crossings are the legal or equitable owners of approximately 244 acres of land on 6 separate tax parcels located adjacent to both the north and south sides of Route 322 and along Pancoast Road and Kings Highway in Woolwich Township. The property is zoned RC3 and is also located in the Route 322 regional corridor. On July 15, 2010, this Board adopted Resolution 2010-23 Granting General Development Plan Approval for the development of approximately 1.5 million square feet of commercial and retail space on the 3 properties that were referred too. Mr. Kaplan continued going through the exhibits that were submitted to the Board.

The overall development consists of 3 phases on different portions of the property. First of all there is Main Street at Woolwich on the North side of Route 322 on Block 60, parcel 60-1 this is parcel that was combined in to one parcel in the subdivision that was done 3 years ago. The second proposed development is Woolwich Commons, on the South side of Route 322 on Block 57, parcels 57-5, 57-8, 57-9 and 57-10. Finally there is Woolwich Crossings on the North Side of 322 East and the East side of Pancoast Road on a portion of Block 61 parcel 61-6. The Approved GDP depicted approximately 650,000 square feet of retail and commercial space arranged in what is known as a life style, main street anchor store and pad site configuration on the Main Street Development parcel (the North Side). It also showed approximately 522,704 square feet of retail and commercial building space and 21,755 square feet of outdoor garden sales space arranged in a big box and pad site configuration on the Woolwich Commons Development Parcel (the South Side). Then approximately 227,296 square feet of retail and commercial space also arranged in a big box and pad site configuration on the Woolwich Crossings Development parcel, adjacent to Pancoast Road.

On December 6, 2012, the Board adopted Resolution 2012-26 granting Amended GDP Approval which increased the amount of square footage permitted within the Woolwich Commons Development Parcel (South Side of Rt. 322) from 544,000 square feet to 620,000 square feet and added 41 acres to the Woolwich Crossings Development Parcel.

They are before the Board tonight in connection with a request to further amend the approved GDP. There is only “1” modification to the current approved GDP being sought. They would like to increase the amount of square footage permitted on the Woolwich Crossings Development from 227,296 square feet to 250,250 square feet. This plan continues to comply with all of the requirements of the RC-3 district regulations of the Township Zoning Ordinance.

Mr. Kaplan continued to go through the exhibits submitted to the board.

Mr. Kaplan commented on the status of sewer and water availability for the project. Marked as exhibit A-18, the State of NJ Board of Public Utilities order dated April 11, 2012 authorizing Aqua NJ, Inc. to invest approximately 4.1 million dollars to install a water transmission main and an elevated water tank along the Route 322 corridor to serve development in the Route 322 corridor which includes the proposed development. He continued commenting on exhibit

A-19 regarding the waste water management plan, also prepared by Aqua NJ, Inc. on behalf of the Township. This plan identifies the proposed sewer infrastructure to be constructed along the Route 322 corridor to serve the Route 322 corridor in Woolwich Township including the proposed development. The Waste Water Management Plan was approved by the State of NJ DEP on September 21, 2012. This is exhibit A-20.

Mr. Kaplan stated that the Waivers and/or deferrals are the same that were requested and granted in connection with the original approved GDP and again granted in connection with the amended GDP approved in December 2012. He continued stating the Waivers requested.

Mr. Savio Gentile was sworn in by Mr. Aimino.

Mr. Gentile stated his qualifications to the Board. He has been practicing over 24 years as an Engineer and specifically in Site Engineering/Design over 18 years. He is a licensed Engineer in the State of NJ and prepared the proposed amended GDP plans that are the subject matter.

The Board accepted Mr. Gentile’s qualifications.

Mr. Gentile proceeded to show the Board the additional space added to the Woolwich Crossings portion of the project.

T. Kernan continued with his review letter dated April 9, 2013. Mr. Kernan stated that he has no comments and the only change was the size of the one building which increased in size to 160,000 square feet ~ that is the only change. Regarding the discussion on the Waivers, the Completeness Subcommittee acted on those back on February 22 and issued a Completeness letter so they have already been administratively granted. Mr. Kaplan agreed but just wanted to get it in to the record.

Mr. Kernan stated he had no other comments as a GDP it is detailed enough and as we get in to site plan there will be a lot more information.

P. Lott stated to be clear that the increase is 22,954 square feet on the overall scope of the project. Chairman Schwager added that it is for one building in Woolwich Crossings which is Phase 2.

J. Descano made a motion to open the meeting up to the public which was seconded by J. Casella. All were in favor.

Mr. Frank Jeanette of 119 Patricia Drive was sworn in by Mr. Aimino.

Mr. Jeanette asked about the elevations and the clearing of the woods to get the correct elevations.

Mr. Kernan stated that the Waivers they were referencing dealt with architectural elevations of the building. The clearing they were asking for a Waiver to not define all of the clearing of any existing vegetation until a more detailed site plan was prepared.

Mr. Jeanette asked where this will happen, where is the elevation? He wants the woods to stay.

Mr. Aimino stated that they are talking about what the building looks like not the height of it.

Mr. Jeanette continued stating he wants this project to move forward but also voiced his concerns about this project.

Chairman Schwager stated that this meeting is about a larger building on the lot adjacent to Pancoast Road.

Ms. Jackie William of 115 Patricia Drive was sworn in by Mr. Aimino.

Ms. Williams asked when they get to site plan is it possible for them to provide an elevation from her back yard and what she will see looking up.

Mr. Kaplan stated that they will show detail from the back when they come in for site plan.

Ms. Williams wants a direct angle.

Ms. Jane Wisenstein of 36 Danbury Road was sworn in by Mr. Aimino.

Ms. Wisenstein would like to know when they anticipate the first phase. Mr. Kaplan stated that he would be guessing at this point but it won’t be in the next 6 months.

With no further public comment J. Maugeri made a motion to close which was seconded by J. Juliano. All were in favor.

Mr. Aimino stated that he has marked all exhibits and they are put in to the record ~ A1 through A21.

With nothing further to discuss, J. Maugeri made a motion to approve the 2nd Amended GDP with all Waivers and Deferrals requested specifically the dimensioned architectural elevations, the natural boundary limits, 6”eph trees and the extent of clearing limits. J. Casella seconded the motion. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, J. Casella – yes, B. Rushton – yes, J. Descano – yes, Mayor Maccarone – yes, J. Maugeri – yes, F. Costantini – yes, Chairman Schwager – yes.**

With nothing further to discuss, J. Casella made a motion to adjourn which was seconded by J. Juliano. All were in favor.

The JLUB meeting adjourned at 7:46 pm.

Respectfully submitted,

Christina M. Marquis

Joint Land Use Secretary

*Minutes not verbatim*

*Audio recording on file*