

**JOINT LAND USE BOARD
REGULAR MEETING MINUTES
June 20, 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 – Present, John Juliano – Absent, Paul Lott – Absent, Mayor Maccarone – Present, Chief Marino – Present, Joe Maugeri – Present, Alan Schwager – Present, Bob Rushton – Absent.

Also present: Mike Aimino – Solicitor, Pam Pellegrino – Planner and Jim McKelvie – Engineer.

First on the Agenda are the Minutes from the regular meeting of April 18, 2013. F. Costantini made a motion to accept the Minutes as written which was seconded by J. Maugeri. All were in favor.

Next on the agenda is Resolution 2013-16, Granting 2nd Amended General Development Plan approvals and waivers to Main Street at Woolwich, LLC; Woolwich Commons, LLC and Woolwich Crossing, LLC, for the property designated as Block 57, Lots 5, 8, 9 and 10; Block 60, Lot 1 and Block 61, Lot 6.

J. Descano made a motion to approve the resolution which was seconded by J. Maugeri. Roll was as follows:

J. Casella – yes, Chief Marino – abstain, J. Descano – yes, Mayor Maccarone – yes, J. Maugeri – yes, F. Costantini – yes, Chairman Schwager – yes.

Next on the Agenda under New Business is Villages 1, Section 4.1.

Mr. Bill Ziegler was present to represent the applicant.

Mr. William Ralston, P.E. at Consulting Engineer Services and Mr. Jim Miller representing Summit Ventures were sworn in by Mr. Aimino.

Mr. Ziegler asked the Board to recognize the professional credentials of his witnesses. The Board accepted stating that Mr. Ralston and Mr. Miller have been here several times before.

Mr. Miller continued stating that they have addressed most of the significant items in the professional reviews and he thinks they only thing the Board has not seen is the colored renderings which he will bring out.

Mr. Descano asked if the reason for the change is due to market conditions or some other force. Mr. Miller stated it is really just the product that the builder would like to construct.

Mr. Descano asked if there is any way aesthetically to break up the massiveness of vinyl with vinyl shutters. Mr. Miller stated yes and they will accept a condition of approval to do just what he requested. There are alternative elevations for some of the units that involve stone and we can certainly do some things to make the elevation a little more varied.

Mr. Miller continued showing the Board the various elevations.

For the record, John Juliano joined the meeting at 7:10.

Chairman Schwager asked how they intend to institute the elevations. Mr. Aimino stated that it could be left up to Planner approval and if they don't agree they would have to come back before the Board.

Mr. Miller agreed and stated that he was thinking along the line you would not have more than 2 in a row with the same basic pattern. You can create a standard have people pick the unit that they want.

J. Maugeri stated that the 2 end units being 2 car garages and the middle units being 1 car garages how much on street parking do they foresee. Is 18' enough to parallel park a car in between the 2 driveways. Chairman Schwager stated that it meets the Township Ordinance and they are not asking for a Variance or Waiver. Mr. Miller agreed.

Chairman Schwager asked if these lots are deed restricted against putting sheds in. Mr. Miller stated that he does not believe they put in a specific restriction.

J. Descano stated that there is a proposed site plan with a 90 degree turn and 235 degree turns; there was a problem on Westbrook Drive and having the ability to get emergency vehicles and school busses down around the curves. Because of this, Township Committee was forced to pass an Ordinance prohibiting parking in certain areas. Looking at this Site plan he is anticipating the same sort of concerns.

An extensive discussion took place over the circulation and parking within the project.

J. McKelvie continued with his letter dated June 13, 2013 stating that there is nothing of significance and his letter is largely informational. He just wanted to point out that minor

modifications need to be made in the numbers of the lot depth. He also recommends that a typical utility connection detail be provided similar to the lot layout detail that is provided on the subdivision layout plan.

P. Pellegrino continued with the Planners letter dated June 13, 2013 stating that their letter is largely informational as well. The proposed reduced lot with from 24' to 20' still keeps them within the zone requirement. They also noted that some of the lot depths need to be corrected.

J. Descano made a motion to open to the public which was seconded by F. Costantini. All were in favor.

With no public present, J. Casella made a motion to close public which was seconded by Chief Marino. All were in favor.

J. Casella stated that when they first came in for this Site they could not access Rainey Road for anything and he is seeing a couple thousand yards of fill-dirt right off of Rainey Road. J. Miller stated that it is actually fill material that came from Lexington Mews and is being stockpiled there. Mr. Casella stated that it was discussed not to have any entrances off of Rainey Road because it is a Township Road and it is not made for heavy trucks.

With nothing further to discuss, J. Descano made a motion to grant the approval for the amended final major subdivision with the conditions discussed being some sort of design collaboration with our Planner and as well as some further investigation in the turn radius with our Township Engineer. J. Maugeri seconded the motion. Roll was as follows:

J. Juliano – yes, J. Casella – no, Chief Marino – yes, J. Descano – yes, Mayor Maccarone – yes, J. Maugeri – yes, F. Costantini – yes, B. Hannigan – yes, Chairman Schwager – yes.

Correspondence was discussed.

With nothing further to discuss, J. Casella made a motion to adjourn which was seconded by J. Maugeri. 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***