

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
February 19, 2015**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:04 pm.

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

Chairman Maugeri led all present in the Pledge of Allegiance.

Roll call of the Members Present:

John Casella – Present, John Carleton – Present, John Fein – Absent, Mike Iskander – Present, John Juliano – Present, Chief Marino – Absent, Chairman Maugeri – Present, Sue O’Donnell – Present, Randy Rossi – Present, Bob Rushton – Present, Deputy Mayor Schwager – Present.

Also Present, Mike Aimino – Solicitor, Tim Kernan – JLUB Planner and Steve Nardelli – Engineer.

Next are the Minutes from the Reorganization and Regular meeting of January 15, 2014. J. Juliano made a motion to approve the Minutes as written and was seconded by B. Rushton. All were in favor.

Next is Resolution #2015-12 – Resolution of Findings and Conclusions of the Zoning Board of Adjustment for 2014.

J. Juliano made a motion to approve and was seconded by R. Rossi. All were in Favor.

Resolution #2015-13 – Resolution Granting Amended Preliminary and Final Subdivision Approval and Submission Waiver of Approval to Summit Ventures LLC, located at the west side of Auburn Road designated as Block 2, Lots 2, 3, 7, 8 and 24 commonly known as Four Seasons, Phase 3, Section 1.

Deputy Mayor Schwager made a motion to approve and was seconded by J. Casella. Roll was as follows:

B. Ruston – yes, J. Juliano – yes, J. Casella – yes, Deputy Mayor Schwager – yes, R. Rossi – yes, Chairman Maugeri – yes, M. Iskander – yes.

Next on the Agenda is Wawa ~ store #974, Amended Final Major Site Plan, Block 9 – Lot 5, Route 322 and Swedesboro/Paulsboro Road.

For the record, Deputy Mayor Schwager recused himself from this portion of the meeting.

Chairman Maugeri continued with a few housekeeping items regarding the Wawa application. At the last meeting when Wawa ended their presentation, Board member Juliano made a motion to “deny” the application. Before a second could be entertained the applicant requested to either withdraw the application or continue the matter to take another look at its plans and possibly revise the application. A motion to table the application was made, seconded and passed unanimously whereby the matter was continued to tonight, February 19th. The JLUB did not require statutory Notice and announced the next date would be tonight and the applicant waived any statutory requirement for the JLUB to make its decision to tonight’s meeting. Since then the applicant has submitted revised plans.

Chairman Maugeri requested a motion by members who voted to table the application at the last meeting to remove the application from the table and bring it back before the Board.

J. Casella made the motion and was seconded by R. Rossi. All were in favor.

Chairman Maugeri asked Vice Chairman Juliano what he would like to do about his previous motion. Vice Chair Juliano stated that he will withdraw his motion.

Chairman Maugeri now asked for a motion to allow the applicant to reopen the application so we can proceed with the revised plan.

J. Casella made that motion and was seconded by J. Juliano. All were in favor.

Mr. Duncan Prime was present to represent the applicant and continued stating how they got to this point.

Mr. Todd Gordon, Ms. Kristen Ritz and Mr. Bill Rearden were re-sworn in by Mike Aimino.

Mr. Reardon continued with the changes that were made on the revised Site Plan dated February 6, 2015. This was marked in to the record as A6.

After the last meeting, there was a large emphasis on the loss of parking. They understood that this was a major concern and they really looked hard at the Site Plan to try and find a location to put back as much parking as they could. They were actually able to replace all the parking and actually add “1” additional space. So the 80 spaces that were previously on the site will be turning to “81” spaces and that is inclusive of “4” oversized vehicle spaces. Mr. Reardon continued explain where these spaces were added to the plan.

In addition to the parking that was added, they also went through and added additional plant material around the CNG equipment area to create a more effective buffer to the roadway and the adjacent property.

One thing that they did not add to the plan but they talked about and would still agree to is additional directional signage to direct traffic through the property coming off of Swedesboro Road to the CNG site.

The employee parking and where it should be placed was discussed.

Chairman Maugeri mentioned at this particular store in the front corners of the store's parking area there are hashed out areas where there is no parking and people park there anyway. The Logan area has the same hashed out area, but there is a "No Parking" sign. There needs to be signs at this store as well. The applicant agreed.

Mr. David Shropshire was sworn in by Mike Aimino.

Mr. Shropshire stated that they went out and counted the parking on a weekday and a weekend. He discussed the peak demand in the winter and stated that the summer will obviously be much higher. They reviewed data provided to them from Wawa of the customer counts within the store and took the highest day that occurs within the course of the entire year and compared that ratio wise with the day that correspondent to the day they did their count. It was determined that they believe they have enough sufficient parking spaces on the site with the 77 that they are providing.

M. Iskander asked about the traffic volume that will be serviced by the CNG on this site, and where they will be coming from.

Mr. Shropshire stated that there is a peak in the morning time of 12 vehicles between 7 and 8am, so it is relatively low and in advance of the morning rush hour.

M. Iskander asked if they took in to account the Delaware County area.

Mr. Shropshire stated that CNG is basically a prototype and anticipated to be a low generator of traffic so it will not be a huge draw.

Mr. Aimino stated that the last time they met, one of the conditions they agreed to was to build a path along to meet up to future developments in the event that future developments come. Is this still the agreement?

Mr. Prime stated that is still the agreement, they will construct the sidewalk as long as someone else does as well.

Mr. Aimino asked Mr. Kernan if the buffering still needs to be discussed. Mr. Kernan stated that they now comply with the Ordinance.

J. Juliano asked if there are trash cans in the rear of the store. Ms. Ritz stated they will put them in and will step up keeping the area clean.

T. Kernan went over his new review letter dated February 17, 2015.

S. Nardelli continued with his letter.

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

With no public comment J. Juliano made a motion to close public and was seconded by B. Rushton. All were in favor.

Chairman Maugeri asked if this is a "pilot program". Mr. Prime stated "yes" this would be the first one approved but they are seeking a few others. Chairman Maugeri asked if this is approved for CNG and it doesn't work out, can that canopy be used for gas or diesel. Ms. Ritz stated "yes" there are a lot of other options that they could use it for in the future.

Chairman Maugeri asked if a condition of the Use Variance can be that if the CNG does not work that they will not have to come back for another Variance but they would have to come back for Site Plan.

Mr. Aimino stated that they can authorize it as an expansion of a non-conforming use and in the Use Variance consider that they can use either CNG or pump gas or an alternate fuel. The condition would be that if they switch it from CNG then they would still have to come back for Site Plan.

With nothing more to discuss S. O'Donnell made a motion to approve the Use Variance based on the conditions and testimony here tonight. M. Aimino asked if that would include any of the agreements that have been reached with the applicant and the Board. Ms. O'Donnell agreed. J. Casella seconded the motion. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, S. O'Donnell – yes, J. Casella – yes, R. Rossi – yes, M. Iskander – yes, Chairman Maugeri – yes.

Next, Mike Aimino stated that the next motion will include 11 Variances and the Site Plan.

S. O'Donnell made the motion to approve the Site Plan with the 11 Variances based on the conditions and the testimony. R. Rossi seconded the motion. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, S. O'Donnell – yes, J. Casella – yes, R. Rossi – yes, M. Iskander – yes, Chairman Maugeri – yes.

Chairman Maugeri continued with the "Information Letter" written by M. Aimino, asking the Board to read through it and carry it with them to meetings because it can be very helpful.

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 7:41 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

Minutes not verbatim
Audio recording on file