

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

“MINUTES”

Chairman Maugeri called the meeting to order at 7:03 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, Deputy Mayor Schwager – Present Randy Rossi – Present, Bob Rushton – Present.

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

Next are the Minutes from the Regular meeting of February 19, 2015. B. Rushton made a motion to approve the Minutes as written and was seconded by J. Casella. All were in favor.

Next is Resolution #2015-14 – Granting a Use Variance, Amended Final Major Site Plan approval and Bulk Variance Approvals to WAWA, Inc. for property located at Route 322 and Swedesboro/Paulsboro Road designated as Block 9, Lot 5.

J. Casella made a motion to approve and was seconded by R. Rossi. Roll was as follows:

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

Next on the Agenda is Infinity Fencing Alliance, Minor Site Plan on Block 8, Lot 2, and the applicant is Jane Eyre.

Ms. Joan Adams for the Law Office of Adams and Adams in Swedesboro was present to represent the applicant.

Ms. Jane Eyre was sworn in by Mike Aimino.

Ms. Adams continued with a brief summary of the application before the Board. The applicant would like to have her Fencing School in the currently existing “mixed-use” facility located at the Otto C. Rode facility in Woolwich.

Infinity Fencing is a school that teaches the art of fencing, but more than that it has a National Reputation which National Champions and Olympians have come from.

The existing facility that it is in is a mixed use building and is already a permitted use, so a Use Variance is not needed but because they are another tenant in the building, normally a Site Plan review would be required. In this instance, Infinity Fencing is not doing any exterior work; it is all inside the school area.

Ms. Adams handed out a packet to the board members with information about the school and signage. Mike Aimino marked the packet as A1 for the record.

Ms. Adams continued questioning Ms. Eyre's about the services provided at the school. They teach people of all ages to Fence from beginner to advanced. She and her Coach and Partner are both World Champions and have actually won gold medals.

Deputy Mayor Schwager stated that he has been to the site and it is very impressive and quite the accomplishment.

The school has about 32 or 33 students and they are open Monday, Wednesday and Fridays from 6:30 to 8:30 and a few times a month they have a class on a Saturday morning from 9:30 to 12:30. At this time tournaments are not held there but they would like to. They are limited as to the size tournament they could have because they only have 6 strips.

They have no plans on expanding the building. Ms. Adams stated that the site is approximately 4.1 acres in size, fairly large. Otto C. Rode business has been there since 1880. For the record Ms. Adams presented a Poster to the Board showing the achievements of Ms. Eyre's, Mike Aimino marked this as A2.

Ms. Eyre continued with the proposed signage for the project. The signage was briefly discussed.

T. Kernan continued with his letter dated March 3, 2014.

Mr. Wang Yung was sworn in by Mike Aimino.

Mr. Yung stated that he previously was a National Board Registered Architect and based on what he knows of the site he approximates that there are 40 parking spaces on the paved service. The parking area was discussed and if a designated handicap stall will need to be provided. Mr. Kernan stated that it would be handled through the construction code office. Ms. Adams stated that they know they need to comply with the code.

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

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

Chairman Maugeri called a 5 minute recess at 7:33, so Mr. Kernan could go over the Township Code for Signage.

The meeting reconvened at 7:39.

Mr. Kernan discussed the signage that would be allowed for this project. A brief discussion took place.

With nothing further to discuss, J. Juliano made a motion to approve the minor site plan review for block 8, lot 2 with any proposed signs approved so that they fit in our Zoning Ordinance, anything that does not fit would need to come back in front of the Board for a Variance. The motion will also include any agreements reached here tonight be approved by the Board and any expansion would then require the appearance back before this Board. J. Casella seconded the motion. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, S. O’Donnell – yes, J. Casella – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes, R. Rossi – yes.

Next on the Agenda is MAACO, a Use Variance for Block 14, Lot 1.01 the applicant is Frost Ventures, LLC.

For the record Deputy Mayor Schwager and B. Rushton both recused themselves from this application.

Joan Adams was present to represent the applicant Frost Ventures, LLC for a MAACO franchise in the existing Commercial/Industrial Park on Route 322 at Swedesboro/Paulsboro Road.

Mr. Daniel Frost, the owner of Frost Ventures LLC was sworn in by Mike Aimino.

Ms. Adams continued with a brief overview of the project. The existing unit is a free-standing unit and the entire site is about 3.11 acres. The building is built the Lot is already paved the fence is already up and the MAACO enterprise is not proposing any significant exterior changes.

Mr. Frost stated that his business is auto body repair and painting and minor collision and cosmetic repairs to mostly personally owned vehicles. The business will be open Monday through Friday 8 hours and Saturdays there are 3 hours for estimates and car delivery. It generally takes about 72 hours for a turnaround. No long term storage on the site, at best a job might take 2 weeks. No repair work will take place outside but they may power wash outside. At best he can push 40 cars a week through the system because there is only one paint booth. The employee parking will be out in the gravel in the back. The business will typically close at 6:00.

The proposed signage that MAACO requires was discussed.

M. Iskander asked about Mr. Frost about the disposal of chemicals and paint in this industry.

Mr. Frost stated that he is not certain; he does not expect a great deal of disposal of chemicals. The largest volume of anything they dispose of is solvents. He plans on purchasing a solvent recovery system which will allow him to recover virtually all his solvents that he is using. He will have a hazard storage/clean up area for rags and such.

T. Kernan continued with his review letter dated March 3, 2015. He thinks the Use is appropriate for this existing building and takes no exception to the granting of a Use Variance.

Mr. Kernan discussed signage and the fact that some variances will be triggered by the requested signage.

For the record Mike Aimino marked the packet for this application A1.

The MAACO portion of the façade sign will be internally illuminated. Ms. Adams stated that this sign will sit 100' back from the street.

Parking and buffering were discussed.

Chairman Maugeri asked about the damaged fence and if it will be fixed up. Mr. Frost stated that he hadn't noticed but will be willing to do what needs to be done.

J. Juliano asked if Mr. Frost looked in other areas for the MAACO. Mr. Frost stated that the next closest MAACO is about 8 miles away, and it is typically required to be a minimum of 5 miles apart. He does not own any other MAACO's.

J. Juliano asked if he does oil changes. Mr. Frost stated no, body work only.

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

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

Ms. Adams continued with the positive and negative criteria for the project and believes that this site is well suited for this particular use and does not believe that it is a substantial detriment to the public because this is what that area was designed for.

Mr. Aimino stated that the Board should vote on the Use Variance first.

J. Juliano made a motion to approve the Use Variance for Plate 5, Block 14, Lot 1.01. It meets both the positive and negative criteria and the Variance would be approved along with any agreements in place by this Board as agreed upon as well as the understanding that the applicant will work with the Planner and other Professionals as any other additional approvals are met. J. Casella seconded the motion. Roll was as follows:

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

Before continuing the illuminated MAACO façade sign was discussed.

J. Casella made a motion to Waive the Site Plan which was seconded by R. Rossi. Roll was as follows:

J. Juliano – yes, S. O’Donnell – yes, J. Casella – yes, R. Rossi – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

J. Juliano made a motion to approve the 4 sign variances and 2 parking variances for this application along with any agreements that are made here by the Board or in conjunction with any of our Professionals with any of the signs or parking variances. J. Casella seconded the motion.

M. Aimino stated just for clarification, the 4 conditions that he has is that the applicant would work with the Planner for additional trees to soften the area in front of the building. If additional plans trigger any variances, the applicant would work with Mr. Kernan to make sure that doesn’t happen. He will work with Mr. Kernan concerning landscaping, particularly around the sign and that the chain link fence will be repaired.

With a motion and a second, roll was as follows:

J. Juliano – yes, S. O’Donnell – yes, J. Casella – yes, R. Rossi – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

For the record, Deputy Mayor Schwager and B. Rushton returned to the meeting.

Next is a discussion item concerning recommended revisions to Chapter 203, regarding Zoning District Regulations.

T. Kernan continued with the recommended changes. A brief discussion took place about the changes.

B. Rushton made a motion to accept the recommended changes and authorize Mike Aimino to write to Township Committee for this change. J. Casella seconded the motion.

J. Casella – yes, M. Iskander – yes, J. Juliano – yes, S. O’Donnell, Deputy Mayor Schwager – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes, J. Carleton – 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 8:38 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

***Minutes not verbatim
Audio recording on file***