

**JOINT LAND USE BOARD of  
Woolwich Township  
REGULAR BUSINESS MEETING  
May 21, 2015**

**“MINUTES”**

Chairman Maugeri 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 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 – Absent, Deputy Mayor Schwager – Present Randy Rossi – Present, Bob Rushton – Present.**

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

Next are the Minutes from the Regular meeting of April 2, 2015. J. Juliano made a motion to approve the Minutes as written and was seconded by R. Rossi. All were in favor.

Next is Resolution #2015-17 – Granting Bulk Variance approvals to Creek Run Home Owners Association for Property located at Oldmans Creek Road and Meadowlark Drive

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

**B. Ruston – yes, J. Juliano – yes, R. Rossi – yes, M. Iskander – yes.**

Continuing with New Business, Moppert Brothers, Inc. are here for a Preliminary and Final Major Site Plan for 3191 Route 322, Block 11 – Lot 12.01.

They are pursuing a Conditional Use Variance so Deputy Mayor Schwager recused himself from this portion of the meeting.

Mr. Richard Roy was present to represent the applicant. With him are Gregory Moppert, Son, Bill Moppert, Jr., Bill Moppert, III, Jason T. Sciuлло, P.P., P.E. with Marathon Engineering. All were sworn in by Mike Aimino.

Mr. Roy continued stating that the Use proposed is permitted in the zone but they don't meet all of the conditions that the ordinance requires in order to be considered a permitted Use. They believe the deviations are justified based upon the type of Use and the site and do not undermine the intent of the Use being permitted in the zone.

Bill Moppert III continued stating that he is the Operations Manager and oversees all the day to day activity that goes on in the company. They currently run an operation in Turnersville, NJ which has been in place since 1999. Their family has a 40 year history of the body shop industry. His dad and his 2 brothers started 2 other stores in PA and this will hopefully be their 4<sup>th</sup>. They have been in business since 1976. He continued with how the operation works on a daily basis. Their major insurance provider is Geico.

They hope to have around 5 or 6 employees to start and hopefully get to 10 in the next year or two. Their hours of operation are Monday through Friday 8:00 to 5:00. Their other locations have 8:00 to 12:00 on Saturdays but he does not believe they would need that upfront at this location, but would like to get to that level of business.

Chairman Maugeri asked if the Saturday hours would be for drop-off. Mr. Moppert stated that most of the time it is for drop-off and pick-up they are not normally for a lot of work. He does like to keep one Tech on during a Saturday in case someone comes in with an issue or problem.

They have an automated system that logs the labor hours of a job so it actually updates the customer through the process.

Parts deliveries are from one main dealer, Fred Beans, during a morning run. If they get busy they would do an afternoon run. They are delivered by Van not a Tractor Trailer.

Mr. Moppert continued discussing the design of the floorplan for the inside of the building.

J. Juliano asked about the proper disposal of paint. Mr. Moppert stated that they have OSHA approved stuff and have all the processes and procedures. Actually the paint itself is now water based and is environmentally very safe.

They do most of their business through insurance companies but will take someone who would pay out of pocket as well. They do not rebuild transmissions or rebuild motors, they also would send out alignments.

Mr. Jay Sciuillo continued stating his qualifications to the Board. The Board accepted his credentials.

Mr. Sciuillo then continued presenting a color rendering of the site. There is an existing 4,000 square foot building along with a fenced in yard. They propose to put a 6,000 square foot addition on the site, repave a section of the driveway that is in rough shape now and then pave parking spaces around the side of the building to complete the 27 paved parking spaces.

Mr. Sciuillo stated that the site is split zoned between the FOC district and the RC2 District. Both of these zones allow the Use proposed as a Conditional Permitted Use. There are several conditions and they conform to most of them except for 1 or maybe 2. One requirement is that the frontage be curbed along Route 322 and they do not propose to modify the existing condition. The other is that the first 25' of lot depth except for the driveway be landscaped with a buffer. They do not show any landscaping at this point and they are going to leave it as it is with the existing landscaping. If this is an issue they can for sure put in landscaping but want to avoid putting in larger plantings that will block the view of the building.

Parking was discussed. Mr. Sciuillo stated that there are 27 spaces and that will be more than enough.

Mr. Sciuillo displayed the indoor floor plan and it was marked in to the record as A1. The north and south elevations was marked as A2. East side elevation was marked as A3.

Tim Kernan continued with his review letter dated May 14, 2015.

J. Juliano asked about the Enterprise rent a car and wanted to know if anyone could come in and rent a car or do they only rent to owners of cars being serviced. Mr. Moppert stated that it is only for the customers of the shop.

Steve Nardelli continued with his review letter dated May 18, 2015.

Discussion took place over the NJDOT Access Permit.

Trash disposal was discussed.

R. Rossi asked about the signage and if it would be illuminated. Mr. Moppert stated that there is already lighting around the sign. Mr. Rossi continued asking about the large tree in the front and if they are going to clean it up and to make sure it gets checked that it is a healthy tree because it is very large. Mr. Moppert agreed to cleaning up the tree area and getting it checked.

J. Casella asked if they plan to expand in 5 to 10 years from now. Mr. Moppert stated "no", they have found that 10,000 square feet is actually the most profitable size for them.

J. Casella asked about hooking to water and sewer when it becomes available. Mr. Moppert stated that they have no problem with this.

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

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

Mr. Roy stated that this is a great project and is an improvement over what is out there and he believes they satisfied the professionals and hopes that they have satisfied the Board.

M. Aimino stated that from a procedural standpoint the Board should vote on the Conditional Use Variance aspect first.

J. Juliano made a motion to approve the Use Variance for Block 11, Lot 12.01 waiving the curb sidewalk requirements unless neighboring properties require connection, trees in the back of the property, high rising landscaping which will be lower than required, however as a condition of approval the applicant agrees to work with our planner for something suitable. Also in lieu of the colored driveway we are also having a Waiver for standard asphalt as well as waiving the Belgian block curbing for the paring areas.

M. Aimino stated that he thinks these are straight Bulk Variances that would be part of the Site Plan. The only thing that is really part of the Use Variance is 2 things, the landscaping buffer 25' from Route 322 and the curb requirement.

Chairman Maugeri stated that the sidewalk may not be needed as neighboring properties get to them; it is as the area develops so they may be the first. Mr. Roy stated that will work with the Township.

J. Juliano stated that he will modify his motion to state these things. J. Casella seconded the motion. Roll was as follows:

**J. Casella – yes, J. Carleton – yes, M. Iskander – yes, J. Juliano – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes.**

Chairman Maugeri called for a 5 minute break at 8:10 pm.

The meeting reconvened at 8:17.

J. Juliano made a motion for Preliminary and Final Major Site Plan for Block 11, Lot 12.01 where we are going with 27 parking spaces instead of 41, reducing the caliper of the trees, not putting trees along the street in the front, putting paving rather than Belgian Block, using the existing pavement on the driveway instead of the required colored pavement, include any existing Use Variances already granted, as well as the agreements that have been specifically reached in the testimony here with respect to the DOT – specifically where the applicant will submit the information to the professionals and there will be a “no interest letter” submitted to the DOT and it is the applicant proceeding at their own risk at that time. Also, they will work with the Planner on the landscaping for the front of the property as previously discussed and the tree on Route 322 will be repaired to insure that it is a healthy tree and if it is not it will be removed for safety. J. Casella seconded the motion. Roll was as follows:

**J. Casella – yes, J. Carleton – yes, M. Iskander – yes, J. Juliano – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes.**

Proceeding with the meeting, Deputy Mayor Schwager rejoined the meeting.

M. Aimino continued stating that the Mayor and Township Committee passed a Resolution for the JLUB to look at a particular site to see if it is in need of redevelopment.

T. Kernan continued with an explanation of the site and the situation. M. Aimino stated that they are shooting for the 18<sup>th</sup> of June Agenda and that this affordable housing that we are looking at and it is part of the obligation to Summit but is also meets part of the Townships obligation as well.

A brief discussion took place over the Affordable Housing sites and the Townships obligations.

J. Casella made a motion to authorize Tim Kernan to do the investigation for the proposed redevelopment area. M. Iskander seconded the motion. Roll was as follows:

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

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

The JLUB meeting adjourned at 8:29 pm.

Respectfully submitted,

Christina M. Marquis  
Joint Land Use Secretary

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