

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
April 7, 2016**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:02 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:

Matt Blake – Present, John Casella – Absent, Dave Glanfield – Absent, Mike Iskander – Present, John Juliano – Absent, Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Rizzi – Present, Randy Rossi – Present, Bob Rushton – Present, Mayor Schwager – Present.

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

Next are the Minutes from the Regular meeting of March 17, 2016. B. Rushton made a motion to approve the Minutes as written and was seconded by R. Rossi. All were in favor except for Mayor Schwager and Deputy Mayor Rizzi who both abstained.

Resolution #2016-15 Resolution Regarding Application No. JLUB-2016-002 of Woolwich Township and JMJ Warehouse Associates/52 Locke Avenue Associates, LLC Granting Minor Subdivision approval and waiver of site plan approval for property located at 178 High Hill Road and 52 Locke Avenue and designated as Block 5, Lots 7, 7.01 & 10.

R. Rossi made a motion to approve which was seconded by S. O’Donnell. Roll was as follows:

M. Blake – yes, S. O’Donnell – yes, R. Rossi – yes, Deputy Mayor Rizzi – yes, B. Rushton – yes, Mayor Schwager – yes, Mike Iskander – yes, Chairman Maugeri – yes.

Resolution #2016-16 Resolution Regarding Application No. JLUB-2016-001 of Atlantic City Electric Company Granting a Conditional Use Variance, Preliminary and Final Major Site Plan Approval and Bulk Variance and Waiver approvals for property located at 440 Franklinville Road, designated as Block 49, Lot 2.

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

M. Blake – yes, S. O'Donnell – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes.

Continuing on to New Business with Center for Family Services, Inc. 1050 & 1080 Auburn Road (C.R. #551) ~ Block 4, Lots 3 and 4. Minor Subdivision and Final Major Site Plan.

Erin Szulewski, Esq. from Parker McCay P.A. attorney to represent applicant was present and explained location of properties. The applicant requests final major site plan approval for their project to construct eighty (80) affordable housing units contained within five (5) buildings and a clubhouse on proposed lot 3.02 and applicant is also requesting an extension of the Minor Subdivision approval to provide additional time to perfect the subdivision.

Mark Malinowski Engineer for applicant sworn in and licensed in NJ. Mark Malinowski is with Stout & Caldwell Engineers, LLC. E. Szulewski submitted M. Malinowski as an expert in Civil Engineering.

M. Malinowski discusses Exhibit A-1 a colored Aerial view of the site. Exhibit A-2 is a brief overview of site and proposed development 80 units. The general layout is the same as preliminary approval with access to auburn road and access to site. Five residential buildings with 80 dwelling units total for the site. The clubhouse is still the same and parking complies with the RSIS standards. For final approval they have increased parking by 7 spaces and are now 9 spaces above RSIS standards.

Chairman Maugeri asked M. Malinowski to explain what they are doing with lot line. M. Malinowski explains lot reconfiguration with lot 3 & 4 and additional lot 3.01.

M. Malinowski discusses slight changes to building footprints. Larger buildings were 6,414 sq. ft. and are now 6,564 sq. ft. Utility closets were added at end of units for electric and water. Smaller building changed from 5,883 sq. ft. to 6,038 sq. ft. The clubhouse has changed from 2,375 sq. ft. to 2,592 sq. ft.

In addition, buffer and landscaping added, lighting was revised to provide better coverage on site, modified storm water management basin and modified water and sewer for Aqua NJ. There will also be a water and sewer easement that moves through the property.

Applicant applied to county, soil district, making arrangements to apply to NJDEP for TWA approval.

S. O'Donnell asked if there is a Tot lot. There is a proposed Tot lot east of the Club House that will be fenced in.

Subdivision is not perfected yet. Applicant is asking for extension. HMFA Tax Credits approval process has occurred. M. Aimino asked how long of an extension. M. Malinowski requesting a one year extension. M. Aimino states pursuant to MLUL in cases where applicant is waiting for government approval through other agencies the JLUB board is permitted to authorize a one year extension. T. Kernan stated in this

case it actually benefited based on easement agreement. The county approval may require additional road changes.

Mayor Schwager asked how many fire hydrants would be there. He explained the Fire Dept. new standard is a blue marker that is reflective to identify hydrants at night. M. Malinowski stated three hydrants and agreed to incorporate blue marker into plans.

Chairman Maugeri asked board if there were any other questions. There were no questions from the board.

Tim Kernan review letter March 29, 2016 bulk requirements being met. Supplemental Use Controls revisions made to landscaping and also added parking and he is satisfied with it. Four general comments applicant agreed to. Tot lot fencing and basin fencing.

Steve Nardelli technical review letter March 24, 2016 construction notes and benchmark information still need to be added to plan. On technical comments still need basin into one area. Applicant agreed to it. Review proper elevations on manholes. Applicant states already adjusted.

R. Rossi made a motion to open to the public which was seconded by S. O'Donnell. All were in favor.

With no public comment, R. Rossi made a motion to close the public portion and was seconded by B. Rushton. All were in favor.

B. Rushton made a motion to grant Major Site Plan Approval and one year extension for Minor Subdivision approval R. Rossi seconded the motion. Roll was as follows:

M. Blake – yes, S. O'Donnell – yes, R. Rossi – yes, Deputy Mayor Rizzi – yes, , B. Rushton – yes, Mayor Schwager – yes, Chairman Maugeri – yes, M. Iskander – yes.

With nothing further to discuss R. Rossi made motion to adjourn which was seconded by S. O'Donnell. All were in favor.

The JLUB meeting adjourned at 7:28 pm.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

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