

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
May 19, 2016**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:01 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 – Present, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Arrived at 7:32 p.m. , Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Rizzi – Absent, Randy Rossi – Present, Bob Rushton – Present, Mayor Schwager – Present.

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

Next are the Minutes from the Regular meeting of May 5, 2016. J. Casella made a motion to approve the Minutes as written and was seconded by M. Iskander. All were in favor except R. Rossi who abstained.

Resolution #2016-20 resolution granting an extension of preliminary and final major site plan approvals for property commonly known as the Woolwich Commons and designated as Block 57, Lots 5, 8, 9 & 10.

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

M. Blake – yes, S. O’Donnell – yes, J. Casella – yes, M. Iskander – yes, D. Glanfield – yes, B. Rushton – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Continuing on to New Business with Master Plan re-examination, Chairman Maugeri recused himself from this portion of the meeting and called for a short recess at 7:04 p.m.

Vice Chairman Rushton reconvened meeting at 7:08 p.m. continuing with Master Plan re-examination including update to the Transfer Development Rights Plan elements.

Introductory remarks of TDR program made by JLUB member M. Blake, DOCD. M. Blake discussed timeline of TDR program and gave a brief recap of the recent reverse auction carried out by Woolwich Township in March of this year.

T. Kernan of Maser Consulting briefly discussed re-exam summary; regional center update; TDR Plan updated including Land Use Element; Stormwater Management Plan and Zoning regulations and design standards.

T. Kernan stated the last comprehensive master plan was done in 2003 and there was a re-examination done in 2007 and TDR plan was adopted in 2007. T. Kernan mentioned a couple of the goals in 2003 comprehensive plan. One was to provide a full range of community services to the residents of the township and within that goal was a number of objectives. One of those objectives was a new township building, which that goal has been met.

T. Kernan stated for 2016 re-examination of master plan some zoning changes are proposed. Those changes will be expanding an area called "small box" industrial uses and buildings. T. Kernan gave recommendation of changes such as: allowing for wineries/distilleries, weddings on farms, etc. Another recommendation on re-examination is to rethink regional center on Route 322. There was also a recommendation to rezone an area that is currently zoned for planned adult community on the northeastern portion of the town alongside of East Greenwich to make it a sending parcel. An additional recommendation was to rezone property that is currently zoned RLN on the southeast corner of Swedesboro along Davidson Road to a conservation district because that property has been preserved by the township.

T. Kernan continued on with the regional center. The regional center is now branded Kings Landing at Woolwich Township. T. Kernan mentioned in 2003 when TDR plan was created there was a settlement agreement reached called the Woolwich Adult settlement agreement. The agreement allowed for about 2 million square feet of commercial development and 1,029 housing units. 104 of those units were to be senior affordable housing units. In addition, the township also received in return toward the affordable housing obligation up to possibly 5.4 million dollars that would be brought into the township's housing trust fund through the commercial development fees. Those fees would pay for a 39 unit RCA (Regional Contribution Agreement). Currently under COAH regulations RCA's are not allowed, but back then they were and the township purchased those RCA's. The township is looking to be reimbursed for the commercial development fees.

T. Kernan stated Fair Share Housing Center is making sure all towns are complying with affordable housing obligations.

T. Kernan discussed current Land Use Plan with residential and commercial areas. The Woolwich adult settlement area would have a golf course, senior housing near golf course and regional hotel office component alongside the turnpike. In the triangle formed by Pancoast/Kings Highway/322 area there would be a retail environment. The area known as Woolwich Commons would be "big box" retail.

T. Kernan continued on with proposed mixed use and civic land use.

T. Kernan briefly discussed update to TDR Plan and mentioned proposed sending areas, preserved lands and township open space. Other elements updated as part of TDR overall update is the Stormwater Management Plan. T. Kernan mentioned the need and location for regional stormwater basins and stated the zoning regulations and

design standards will be kept mostly the same. Vice Chairman Rushton asked if JLUB members had any questions. S. O'Donnell asked T. Kernan what is the projected number of homes that Woolwich expects to build and the target population. T. Kernan stated she will hear the answer from other speakers. S. O'Donnell replied that she will hold off on question until other speaker.

M. Blake asked T. Kernan if he covered the FOC area south of 322 and the possibility the zoning may be changing. T. Kernan stated he did cover that.

Next was Courtney Mercer of RPA (Regional Plan Association). RPA is the lead consultant on the Circulation Plan. C. Mercer discussed the draft Woolwich Township Circulation Plan update. C. Mercer mentioned the Regional Center concept and referred to the typology map regarding bicycle accommodations and pedestrians. C. Mercer mentioned incorporating a bicycles and trails network along Rt. 322, Garwin Road, Kings Highway and Paulsboro-Swedeseboro Road because of higher speed and volume of cars. The path would be 12ft off the road. There should be a shared use path for bicycle and pedestrian safety. There were no questions from JLUB for C. Mercer.

Peter Simone from Simone-Collins discussed Public Spaces Plan update. P. Simone mentioned the adoption of OSRP (Open Space and Recreation Plan) in 2015. The plan recommended an additional 952 acres of parks and open space be preserved. With the existing 831 acres the plan proposes 1,783 acres of open space. The Public Places Plan suggests four types of public spaces. The first type is Neighborhood Parks, which are public spaces from about a half an acre to 5 plus acres primarily located near residential land use areas and could be a dog park or playfield. The second type is Plaza/Civic Spaces, which are smaller spaces that may be around 1,000 sq. ft. that occur primarily at street intersections and could be social spaces. The third type is Allee's/Green Links/Buffers and occur along roadways. The fourth type is the Environmental Lands, which may be wetlands and should not be developed. With the additional 308 acres of new open space the township is almost at 2,100 acres for the entire township. There were no questions from JLUB for P. Simone.

James Hartling from Urban Partners discussed Real Estate Market Analysis update, which is a requirement of adjusting the TDR Plan. J. Hartling discussed sending area credits. Properties that are retired from sending area are down to 100 parcels. The 100 parcels have almost 3,200 acres and there are 1,009.25 credits in those parcels. The value of sending area land when typically looking at a home site of a 1.5 to 2 acre lot is based on land transfer after development approvals but without site improvements. J. Hartling stated the value of a lot right now is between \$48,000 and \$60,000, if it's transferred after approvals in bulk. The land after the credit is removed is worth \$14,000 so the credit is somewhere around \$34,000 to \$46,000 range.

J. Hartling mentioned around \$40,000 dollars average price for the value of a credit. J. Hartling stated the calculation for a small lot single family detached home in receiving area should be 0.30 credit; twins 1.25 credits; townhomes 1.95 credits and multifamily 2.4 credits. The total receiving area development program of Kings Landing and Auburn Road is around 4,200 units. J. Hartling addressed S. O'Donnell's earlier question estimating 90% of development program would be built out by 2040 and the estimated population would be 23,000. S. O'Donnell asked what would be the certain

target of people or income. J. Hartling stated there is a demographic shift to smaller maintenance household.

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

Ms. Anne Dorsett of Russell Mill Road was sworn in by Mr. Aimino. Ms. Dorsett wanted to know why more sending areas are being established. M. Blake explained to Ms. Dorsett and she also asked for more attention to size of roads, trails and size of sides of roads.

Mr. Jordan Schlump of 10 Willshire Boulevard – Four Seasons was sworn in by Mr. Aimino. Mr. Schlump's asked if shared use paths and public spaces would be turned over to the community to maintain. T. Kernan stated it depends on where the paths and spaces are some may be maintained by HOA's and others by the community. Mr. Schlump stated large development is a maintenance concern to town and stated questioned if the maintenance should be put on the HOA. Mr. Schlump also asked if the definition of open space is town open space or open space for a farmer or municipality. T. Kernan stated the township owned open space and the majority of open spaces dealt with preserved farmland, which is private land. Mr. Schlump asked if the town will own roads that were shown 110ft to 160ft wide and will the town own all 160ft including sidewalks, trees, etc. T. Kernan stated there could be cases where HOA meeting can be held. Mr. Schlump asked what the plans for the basins are. T. Kernan stated it's to be determined right now and there is no set answer. Mr. Schlump also asked if the value of homes on Pancoast Road will go up or down if hotels and offices are built. T. Kernan stated he thinks the value would go up.

Ms. Elena Brandt of 1447 Kings Highway was sworn in by Mr. Aimino. Ms. Brandt stated she was here on behalf of St. Clare Parish in Swedesboro. Ms. Brandt wanted to know when to expect the population surge in the area. T. Kernan stated it could be in the range of 3 to 5 years. Ms. Brandt also wanted to know when shopping on 322 will happen. T. Kernan stated probably 3 years. Ms. Brandt asked what will be done about mass transit. Mayor Alan Schwager stated that is a DOT questions we have no jurisdiction over mass transit.

With no further public comment, J. Casella made a motion to close the public portion and was seconded by M. Iskander. All were in favor.

Vice Chairman Rushton asked if there are any closing remarks from the JLUB. Mayor Schwager thanked Tim Kernan, planners and Matt Blake for all the hard work.

R. Rossi made a motion to adopt the Master Plan Re-Examination including update to the Transfer Development Rights Plan elements and all elements discussed. J. Casella seconded the motion. Roll was as follows:

M. Blake – yes, S. O'Donnell – yes, J. Casella – yes, J. Juliano – Abstained, M. Iskander – yes, D. Glanfield – yes, Randy Rossi – yes, Mayor Schwager – yes, Vice Chairman Rushton – yes.

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

The JLUB meeting adjourned at 8:22 pm.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

Minutes not verbatim
Audio recording on file