

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

“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:

Matt Blake – Absent, John Casella – Present, Dave Glanfield – Absent, Mike Iskander – Present, John Juliano – Present , Chairman Maugeri – Present, Sue O’Donnell – Absent, 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 June 2, 2016. M. Iskander made a motion to approve the Minutes as written and was seconded by Mayor Schwager. All were in favor except John Casella, Randy Rossi and Bob Rushton who abstained.

Resolution #2016-22 granting an extension of Site Plan Approval for a property designated as Block 14, Lots 15 & 16.

J. Juliano made a motion to approve, which was seconded by M. Iskander. Roll was as follows:

J. Juliano – yes, M. Iskander – yes, Chairman Maugeri – yes.

Continuing on to New Business with Lawrence J. Paolella, Sr. – Paolella Tract – Minor Subdivision/Bulk Variance ~ Block 51, Lot 1.

Emily Givens, Esq. from Maley & Associates attorney to represent applicant was present and explained application. Ms. Givens stated property is located at intersection of Swedesboro-Monroeville Road and Swedesboro-Franklinville Road, within the R-2 Residential District. Applicant is requesting approval for a three lot subdivision with certain variances. Appropriate notice was provided to South Jersey Times and property owners within 200 feet and provided to Ms. Simpkins.

Lawrence J. Paolella, Sr. and William Ralston from CES Services (Consulting Engineer Services) were sworn in by Mike Aimino, Esq.

Ms. Givens stated the applicant proposes a subdivision of three lots of the existing 6.2 acre parcel and requesting variances and waiver for providing sidewalks along roads.

Mr. Ralston gave brief description of Exhibit P-1 an aerial with overlay of development and Exhibit P-2 an overall plan of the site eliminating the 100 ft. setback. The property is in the R-2 District and is 6.2 acres of open land. Applicant proposing single family homes on three lots all on Swedesboro-Monroeville Road.

Mr. Ralston stated the applicant is requesting a variance for the 100 ft. setback requirement as applicant is proposing 71.8 ft. setback. Mr. Ralston stated applicant does meet all other bulk requirements and believes there is a hardship because of the unique shape of the property. Mr. Ralston briefly discussed benefits. Applicant will widen road and grant the county another 19.25 ft. of easement right-of-way for any future widening on Swedesboro-Monroeville Road or Swedesboro-Franklinville Road.

Mr. Ralston discussed lot development issue of 25% of lot size which must be developable land. Mr. Ralston briefly mentioned the P-2 plan showing lot with three homes placed and removal of 100ft. setback from the adjacent county roads. Chairman Maugeri asked which lot doesn't conform to 25%. Mr. Ralston stated all three because of 100 ft. setback and gas pipeline easements. Mr. Ralston is hoping that with the hardship of the shape of property for applicant that the JLUB will grant the waiver.

Mr. Ralston briefly discussed landscaping with street trees and doesn't think it will be a good idea with gas lines to consider.

Conversation took place over sidewalks. Mr. Ralston stated sidewalk would be difficult to put in with steep slopes and would be a sidewalk to nowhere. J. Juliano asked if applicant would be willing to put in sidewalks in the future if there is surrounding development. Ms. Givens stated that would be difficult to assure the JLUB that applicant would be willing to do that.

R. Rossi stated concern for street with turning into property and asked if the street will be wider for turning. Mr. Ralston stated there will be a wider shoulder turning into property.

Mayor Schwager agrees with applicant that it would be a sidewalk to nowhere.

M. Iskander asked Mr. Ralston if the reason applicant doesn't want street trees is because the other adjacent developments do not have trees. Mr. Ralston stated that is part of it and that there are only three houses. Chairman Maugeri stated evergreens would be appropriate in the back and R. Rossi agreed.

T. Kernan would like to see trees instead of fences. Further discussion on trees ensued. Mr. Ralston stated applicant is willing to work with T. Kernan on evergreen trees for screening.

T. Kernan made a few comments from his 2nd review letter of application.

M. Aimino stated applicant will have to comply with landscaping plan before CO can be obtained.

T. Kernan recommends waiver of sidewalk.

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

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

With nothing further to discuss, B. Rushton made a motion to approve the Minor Subdivision with the following variances: a variance of a 71.8 ft. setback, less than 25% developable land and no street trees along Franklinville Road and with a waiver of the 200 ft. of sidewalks and also a condition of approval that the applicant will work with the planner about providing some kind of screening trees in the rear of the lots along Franklinville Road to the planners approval.

Chairman Maugeri clarifies that B. Rushton's motion is to grant variance for no street trees, but to work with the planner to put in screening trees on Franklinville Road.

M. Aimino clarifies that landscaping plan will be established prior to the deeds being filed and would be implemented prior to C.O.

R. Rossi seconded the motion.

Mayor Schwager mentioned waiver for no sidewalks. B. Rushton amends his motion to waive all sidewalks.

R. Rossi seconded the motion. Roll was as follows:

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

Next on the Agenda is ARV Realty, LLC – Auburn Road Village, Extension of GDP Approval ~ Block 2, Lot 9.

Chairman Maugeri recused himself from this portion of the meeting. Vice Chairman Rushton took over as Chair.

Michael McCalley, Esq. from Duane Morris LLP attorney to represent applicant was present and explained application. Mr. Givens stated property is in AR-1 Zone and receiving area for TDR Plan. Applicant is requesting to modify the timing schedule of the GDP Approval that was granted in February 2011. Appropriate notice was provided to South Jersey Times and property owners within 200 feet and provided to Ms. Simpkins.

Charles Lafferty applicant and Rick Ricciardi from Marathon Engineering Environmental Services Inc. in Swedesboro were sworn in by Mike Aimino, Esq. Mr. Ricciardi explained his qualifications to JLUB.

Mr. Ricciardi described an aerial photograph marked as Exhibit A-1 showing an outline of the property. The site is 125 acres including 118 acres of farmed area, 3 acres of regulated wetlands and balance of site is upland woods. The site is a mixed-use

commercial/residential center. The residential component is proposed to consist of 130 single-family residential units, 210 townhouse units, 162 twin units and 50,000 sq. ft. of commercial space.

Mr. Ricciardi referred to Exhibit A-2 a phasing plan from GDP approval. The project needs around 117 credits and 20 to 50 of those credits acquired by 2016. Mr. Ricciardi stated credit conditions have not been satisfied. The project consists of 4 parks, an approximate total of 25% of the site being set aside for open space. There is a COAH obligation and project will provide 56 affordable housing units.

Mr. Ricciardi reviewed the phasing plan of the project. Phase 1 will include 133 units, Phase 2, 69 units, Phase 3, 48 units, Phase 4, 73 units and Phase 5, 179 units. The commercial space is to be constructed during Phase 1 through 4.

Mr. Ricciardi stated economic conditions are the reason for extension request and has caused a big impact on residential construction. The second problem is sewer line issues and Logan Township.

Mr. Charles Lafferty mentioned economy and housing market decline and stated interested developers dried up. The sewer line is still a major issue. Mr. Lafferty further stated that due to condition of economy and sewer issues he may have to get multiple developers to handle different phases.

B. Rushton mentioned applicant was in the middle of economic downfall during prior approval. Mr. Ricciardi stated no one expected to be in economic downfall for so many years. Mr. McCalley said the application was in 2006 before the economic downturn.

M. Aimino mentioned the 20 years for GDP starts when the first site plan is approved.

T. Kernan discussed his review letter dated 6/27/16. T. Kernan mentioned Developer's Agreement with the Township, extension for site plan approval and TDR credits.

Mr. McCalley would like extension for site plan approval for five years. T. Kernan asked if applicant would be willing to enter into Developer's Agreement prior to five years. Mr. McCalley said there is no objection to entering into Developers' Agreement. Mayor Schwager stated Developer's Agreement should be sooner than five years.

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

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

With nothing further to discuss, J. Casella made a motion to approve site plan extension for five years, a one-year extension of the condition to enter into a Developer's Agreement, eliminate condition #46 regarding TDR credits and all other conditions remain the same in the resolution.

R. Rossi seconded the motion. Roll was as follows:

Mayor Schwager – yes, J. Casella – yes, J. Juliano – yes, M. Iskander – yes, R. Rossi – yes, B. Rushton – yes.

Correspondence was mentioned.

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 8:41 pm.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

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