

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
July 21, 2016**

“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:

Matt Blake – Absent, John Casella – Present, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Present , 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 July 7, 2016. J. Casella made a motion to approve the Minutes as written and was seconded by M. Iskander. All were in favor except Dave Glanfield, Sue O’Donnell, Deputy Mayor Rizzi and Bob Rushton who abstained.

Resolution #2016-23 regarding Application No. JLUB-2015-007 of Lawrence J. Paoella, Sr., granting Minor Subdivision Approval and Variance and Waiver Approvals for property located at Swedesboro-Monroeville Road and Swedesboro-Franklinville Road and designated as Plate 10.02, Block 51, Lot 1.

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

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

Chairman Maugeri recused himself from the next resolution and Vice Chairman Rushton took over as Chair for the resolution.

Resolution #2016-24 regarding Application No. JLUB-2010-006 of ARV Realty, LLC, granting a modification of the timing schedule contained in the applicant’s GDP Approval for property commonly known as the Auburn Road Village and designated as Block 2, Lot 9.

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

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

Chairman Maugeri mentioned the Open Space and Recreation Plan element of Master Plan would not be heard tonight and will be heard at the next Joint Land Use Board meeting on August 4, 2016 at 7:00 p.m. Chairman Maugeri stated this is the notice for that portion and there will be no further notice.

Continuing on to New Business with Summit Ventures, LLC - Villages I, Section 2.3, 2.4, 5 & 6 – Amended Preliminary Major Subdivision, Preliminary Major Site Plan, Bulk Variance & 10 Year Extended Protection for Preliminary Subdivision Approvals ~ Block 28, Lot 14; Block 28.02, Lot 13.01; Block 28.04, Lot 7; Block 29, Lot 3; Block 32, Lots 1 & 3.

Summit Ventures, LLC – Villages II – Amended Preliminary Major Subdivision & 10 Year Extended Protection for Preliminary Subdivision Approvals ~ Block 28, Lots 5, 6.01 & 16.

Summit Ventures, LLC – Hi-Lo Farms – Amended Preliminary Major Subdivision & 10 Year Extended Protection for Preliminary Subdivision Approvals ~ Block 28, Lot 15.

Fieldstone Associates, LP – Villages I, Section 5 – Final Major Subdivision & Final Major Site Plan ~ Block 28.04, Lot 7.

Summit Ventures, LLC – Villages II, Section 1 – Final Major Subdivision ~ Block 28, Lots 5, 6.01 & 16.

William Bowe, Esq. attorney to represent applicant was present and explained that there are five separate applications, three for amended preliminary and two applications for final.

James Miller was sworn in by Mr. Aimino. Mr. Miller is a professional planner currently licensed and certified by American Institute of Certified Planners.

Mr. Miller marked Exhibit A-1 an Overall Land Use Plan for Weatherby GDP revised through 2009. The applications are situated on Auburn Road on the eastern side. Villages I is northernmost, Villages II southernmost and Hi-Lo Farms parcel is in between Villages I and II. Preliminary approvals for all sections were granted previously and over time revisions to designs were made.

Mr. Miller mentioned parameters of GDP. The first parameter is the non-residential portion of the project. Under the GDP Weatherby can provide up to 250,000 sq. ft. of non-residential space and there is 125,000 sq. ft. that has been constructed and another 10,000 ft. that has approval, but has not been constructed. Mr. Miller stated Weatherby is progressing. Regarding Open Space Weatherby was required to provide a minimum of 80 acres and Weatherby is up to 154 acres of open space. Concerning the total residential units the plan provides for up to 4,500 units. If the applicant is granted approval tonight, between the units already permitted and constructed and the

units approved there will be 4,010 units. The total fees paid to date are \$426,400 in recreation fees, \$895,400 in municipal fees and additional monies paid by Four Seasons. Mr. Miller stated the Affordable Housing obligation was 100 units originally and after litigation with the township they are responsible for providing 200 rental units, which is equivalent of 400 affordable housing units. Mr. Miller stated the phasing schedule required 70 affordable housing units by the time unit number 2,599 was built and an additional 7 units by the time unit 3,490 was built. To date there are 86 units in The Oaks and 80 units underway in the Conifer Project. Mr. Miller stated applicant is well ahead of schedule.

J. Casella asked Mr. Miller to go over commercial end again.

Larry Ragone was sworn in by Mr. Aimino. Mr. Ragone is a professional planner currently licensed and certified by American Institute of Certified Planners.

Mr. Ragone marked Exhibit A-2 a Revised Overall Development Plan revised through 2005. Mr. Ragone started with Villages I changes and marked Exhibit A-3 an Overall Major Subdivision Plan Preliminary Villages I at Weatherby revised through June 3, 2016. Mr. Ragone stated the school board and the town after the approval of the first preliminary approached Summit and requested to move the school site to the 63 acres, which is now the Harker School. The first change is Section 5 apartments. The second change is road changes removing Tamarack Drive, which would have been a road between school site, town center and village green. Mr. Ragone stated with the school site out the road is unnecessary and Hazel Boulevard is now fully constructed. Mr. Ragone discussed linkage with recreation path system between municipal building, the park and the future apartments.

Mr. Ragone mentioned another change to Villages I and Villages II is Columbia Gas construction running off of Rainey Road requiring an amendment to sections.

Regarding pedestrian pathway in Villages I, instead of running the path along Auburn Road Mr. Ragone stated it would be better to run the pedestrian path through Villages I, Villages II and down to the school. Mr. Ragone marked Exhibit A-4 an Overall Plan of Villages I, Villages II and Hi-Lo Farms. Mr. Ragone briefly mentioned the economic conditions over the past eight years and stated the 10 Year Extended Protection for Preliminary Subdivision Approvals would give the public, town and applicant surety.

Bill Ralston was sworn in by Mike Aimino, Esq. Mr. Ralston is a professional engineer with Consulting Engineer Services.

Mr. Ralston discussed overall engineer changes to Villages I and cited Exhibit A-3. The Villages I Amended Preliminary consists of sections 2.3, 2.4, 5 and 6. The applicant proposes 92 single-family dwellings in Section 2.3 and 2.4; 386 apartments in Section 5; and 121 townhomes in Section 6. Mr. Ralston stated the applicant meets all ordinances for the sections and variances are not needed.

Mr. Ralston mentioned comments from T. Kernan's review letter. Mr. Ralston stated the triangular stormwater basin is installed and currently there is no landscaping on the Hazel side or Auburn side and it will be done by others because it's bonded for it. T. Kernan stated he was good with that. Landscaping issues were briefly discussed and applicant agreed as a condition of approval to work with T. Kernan. Regarding curb and

sidewalk a waiver is requested. T. Kernan supported the waiver. T. Kernan referred to pedestrian connections to Rainey Road and applicant agreed to condition if Columbia Gas will allow it. Mayor Schwager mentioned the fire department blue markers and applicant agreed to the blue markers. T. Kernan mentioned the signs package and said it would be addressed at a later date. The applicant agreed to postpone the signs package for a future meeting date.

S. Nardelli stated applicant has addressed all of his technical comments. The applicant agrees to conditions in S. Nardelli's technical review letter.

S. O'Donnell asked Mr. Ragone for clarification regarding HOA responsibilities for common area, planting trees and at what point is information communicated to prospective buyers. Mr. Ragone stated at the point of sale the HOA conditions are revealed.

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

Celeste Keen of 213 Bantry Street was sworn in by Mr. Aimino. Ms. Keen wanted more information regarding price point for apartments. Mr. Bowe stated they would handle the information in the final portion of application.

John Foote of 56 Longleaf Lane was sworn in by Mr. Aimino. Mr. Foote wanted to know the original location of Section 5 apartments and why bring apartments to a single-family home community. Mr. Miller stated the original layout for apartments was partly in the same current proposed location. The units are shifting to where the school site had been and overall the rationale is that this is a mixed-use development that is part of original concept being carried forward.

Mr. Foote stated he was concerned with home values. Mr. Miller stated Pond View has done very well.

Kelly Mesmer of 39 Longleaf Lane was sworn in by Mr. Aimino. Ms. Mesmer wanted to know what the anticipated impact is to school system and taxes. Ms. Mesmer was concerned with influx of children from the apartments. Mr. Miller stated the project has been in planning stages since 1989. Mr. Miller indicated the applicant looked at school impact and with apartments it is generally less. Ms. Mesmer asked applicant to define luxury, what would happen if the apartments are not filled and would there be possibility of Section 8 housing. Mr. Miller stated there is no chance of Section 8 housing.

Mr. Aimino stated general questions should come forward and apartment questions should resume later.

Ann Doran of 126 Westley Drive was sworn in by Mr. Aimino. Ms. Doran wanted to know what impact will be for residents of Fours Season at Weatherby and Ms. Doran was concerned with noise. Mr. Ragone stated there will be construction and is an ongoing process.

Stan Tonzcak of 65 Buckeye Road was sworn in by Mr. Aimino. Mr. Tonzcak wanted to know about Hazel Boulevard traffic and if a single entry can be placed at Center Square

Road into the apartments. Mr. Ragone stated no. Hazel Boulevard signal intersection can handle traffic flow.

Amanda Tonzcak of 65 Buckeye Road was sworn in by Mr. Aimino. Mr. Ragone marked Exhibit A-5 Tenby Chase at Weatherby Section 5 Apartments revised through July 15, 2016. Ms. Tonzcak was concerned with location of school and traffic on Hazel Boulevard. Mr. Ragone described the school location and stated the state and county are aware of traffic plan. Chairman Maugeri mentioned the county states where entrances and exits go on county roads.

Mr. Foote wanted to know if road was currently approved. Mr. Miller stated approval did not go in front of the county, but received prior approval from the township planning board. Mr. Foote was concerned with the volume of cars and amount of children in the area.

Dinak Nair of 209 Bantry Street was sworn in by Mr. Aimino. Mr. Nair was concerned with influx of traffic in town/Center Square Road. Extensive conversation took place over traffic and roads.

Chairman Maugeri called for a 5 minute recess at 8:43 pm.

The meeting reconvened at 8:52 pm.

T. Kernan commented on traffic studies that applicant has completed.

Mark Fitzpatrick of 208 Bantry Street was sworn in by Mr. Aimino. Mr. Fitzpatrick asked if townhomes would be similar to Oaks townhomes. T. Kernan stated the only difference is the width of the unit.

Ms. Mesmer was concerned with the need for additional police officers in police department with the added apartments. Ms. Mesmer wanted to know what will happen if apartments or townhomes do not fill. Mayor Schwager stated the Chief of Police will monitor the need for additional officers. Mr. Ragone stated the apartments will be built all at once and the same developer that built Pond View will build these apartments. Pond View is doing very well.

Mr. Nair was concerned with amount of children in the apartments and the need for additional schools. Mr. Miller mentioned "Rutgers multipliers" regarding calculations. Mr. Miller stated higher end areas usually have fewer children in apartments.

Beth Rhodes of 44 Longleaf Lane was sworn in by Mr. Aimino. Ms. Rhodes was concerned with influx of children in apartments and traffic.

Carl Villone of 41 Longleaf Lane was sworn in by Mr. Aimino. Mr. Villone also stated his concern with amount of children possibly in apartments and mentioned he was not aware of project until three days prior to meeting.

Chairman Maugeri stated this project has been planned since 1989 and was public knowledge for about 20 years. Mr. Miller stated everything is consistent with the GDP from the 1990's.

Mr. Nair wanted to know about HOA upkeep. Mr. Ragone stated HOA will take care of all maintenance of apartments. Mr. Nair stated Beazer left the project and he is not happy and has no faith in any developer.

Mr. Ragone stated apartments and schools were always planned. In 2003, the school asked to change where the apartments would go.

J. Casella asked when commercial would start and if there is any marketing for commercial. Mr. Ragone stated they are up to requirements for commercial and they do have marketing for commercial.

Mr. Nair stated he is opposed to the plans for apartments.

Ken Schatz was sworn in by Mr. Aimino. Mr. Schatz is with Summit Ventures, LLC. Mr. Schatz extensively commented on public concern.

J. Casella mentioned his concern with building commercial and would like to see more work on commercial.

Mr. Villone stated he never viewed apartments in previous plans and disagrees with the plans for apartments. Mr. Schatz stated Beazer was supposed to do it and the plans have always been here. The prior builder should have shown the plan.

Mr. Jason Russo of 65 Longleaf Lane was sworn in by Mr. Aimino. Mr. Russo stated he was concerned, angry and does not support the apartments.

Mr. Foote asked Chairman Maugeri if he can get feedback from the JLUB on how they feel before voting. Chairman Maugeri said they will hear how they feel when the JLUB votes. Mr. Aimino explained the JLUB's obligation and MLUL. Mr. Aimino stated there are no variances from the ordinances. Chairman Maugeri stated it's not the JLUB's decision on what goes there, it's the JLUB's decision if the applicant has met the MLUL standards.

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

Mr. Kenneth Pizzo Jr. was sworn in by Mr. Aimino. Mr. Pizzo is a Contract Purchaser for the apartment section. Mr. Pizzo mentioned everything is two-bedroom and two-baths with the exception of townhouse units that have two-bedroom and two-and-a-half baths. Mr. Pizzo stated rental rates for two-story units will be about \$1,600 a month and the townhouse units between \$2,100 and \$2,300 a month. The apartments will be considered luxury with a clubhouse, pool, fitness center and picnic area. Mr. Pizzo stated they own Pond View and Westbrook.

J. Casella asked Mr. Pizzo if he would maintain the property. Mr. Pizzo stated yes.

J. Juliano made a motion to reopen to the public for specific questions regarding the apartments which was seconded by R. Rossi. All were in favor.

Ms. Mesmer wanted to know about the vetting process. Mr. Pizzo stated there are criminal background checks and they are strict on who will be allowed to live there.

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

With nothing further to discuss, B. Rushton made a motion to approve the application for Villages I, Section 2.3, 2.4, 5 & 6 Amended Preliminary Major Subdivision, Preliminary Major Site Plan & 10 Year Extended Protection for Preliminary Subdivision Approvals with the following waivers: waiver for sidewalk along Rainey Road and Kings Highway; waiver for pedestrian path from 10 ft. to 8 ft.; agreement from applicant to work with the planner for landscaping around the basins; applicant will contact Columbia Gas to work on connecting the pedestrian path to Rainey Road; any other agreement made with applicant here tonight; as well as agreements that are made in connection with both the engineer and planner's report; Tim Kernan stated waiver for curb and sidewalk not just sidewalk along Rainey Road.

J. Casella seconded the motion. Roll was as follows:

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

Moving on to Fieldstone Associates, LP - Villages I, Section 5 Final Major Subdivision & Final Major Site Plan ~ Block 28.04, Lot 7.

Jay Sims was sworn in by Mr. Aimino. Mr. Sims is a professional engineer with Consulting Engineer Services. Mr. Sims has been a professional engineer for 10 years.

Mr. Sims agreed to work with JLUB planner and engineer regarding every item in their review letters. T. Kernan reiterated the signs package will be done at a future hearing.

With nothing further to discuss, J. Casella made a motion to approve the application with all agreements made with JLUB engineer, planner and on the record tonight.

B. Rushton seconded the motion. Roll was as follows:

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

Next is Summit Ventures, LLC – Villages II – Amended Preliminary Major Subdivision & 10 Year Extended Protection for Preliminary Subdivision Approvals ~ Block 28, Lots 5, 6.01 & 16.

Mr. Ragone marked Exhibit-A6 as Overall Plan for The Villages II and Hi-Lo. Mr. Ragone stated there was a pipeline change coming off of Rainey Road due to Columbia Gas line. Minor changes were made to lots and there will be a connection to Harker School.

Mr. Ralston commented on T. Kernan's review letter regarding buffer widths. Mr. Miller stated instead of seeking a waiver they will adjust the lots to widen the buffer to conform. Mr. Miller stated applicant is withdrawing the waiver request.

T. Kernan further discussed review letter.

S. Nardelli stated there was nothing to comment on regarding his review letter.

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

Chuck Lafferty of 1366 Auburn Road was sworn in by Mr. Aimino. Mr. Lafferty wanted to know if the access road to Auburn was directly across the street from the ARV Project. Mr. Ragone stated yes. Mr. Lafferty was also concerned with noise his manufacturing operation makes and notification to the people buying from developer. Mr. Aimino stated he discussed this concern previously with Mr. Bowe and in the prior resolution there was a point of sale disclosure revealing there was manufacturing near the whole parcel.

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

With nothing further to discuss, B. Rushton made a motion to approve the application for Amended Preliminary Major Subdivision and 10 Year Extended Protection for Preliminary Subdivision Approvals with the following variance: berming/buffering and/or screening plants along state highways. A waiver for curbs/sidewalks along Rainey Road; waiver for pedestrian pathway from 10 ft. down to 8 ft.; waiver for pedestrian pathway through Villages I & Villages II. Agree to work with Columbia Gas to provide pedestrian and emergency access to Rainey Road. Agree to work with JLUB planner and engineer on review letter and any and all other agreements made tonight on the record.

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

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

Moving on to Summit Ventures, LLC – Villages II, Section 1 – Final Major Subdivision ~ Block 28, Lots 5, 6.01 & 16.

T. Kernan discussed review letter for final.

Conversation took place over landscaping and trees.

The applicant agrees to all S. Nardelli's comments in his review letter. Mr. Ragone will work with T. Kernan and S. Nardelli.

With nothing further to discuss, B. Rushton made a motion to approve the application with agreement to modify the pathways through Villages I & Villages II; agreement to work with JLUB engineer and planner between final and resolution on the 20 ft. drainage easement; agreement to work with planner on trees along Cambridge Boulevard; agreement to work with planner on providing typical landscape plan for individual lots and show them on plans; agreement to move shade trees from the strip

to the front yards of the houses; and includes all agreements made on the record tonight.

J. Casella seconded the motion. Roll was as follows:

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

Next is Summit Ventures, LLC – Hi-Lo Farms – Amended Preliminary Major Subdivision & 10 Year Extended Protection for Preliminary Subdivision Approvals ~ Block 28, Lot 15.

T. Kernan briefly discussed review letter and mentioned Ordinance 2007-26 regarding R3 Option 3.

S. Nardelli commented on his review letter regarding Basin F and suggested applicant look into it before they come in for Final. Applicant agreed.

B. Rushton made a motion to open to the public which 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, B. Rushton made a motion to approve the application with the following variance: perimeter buffer around the basin; waiver for curb/sidewalks along Rainey Road; waiver for pedestrian path to go from 10 ft. to 8 ft.; agreement to work with Columbia Gas to provide pedestrian and emergency access to Rainey Road; agreement to modify the pedestrian path through Villages I & Villages II; agreement to repair any damage to Rainey Road; and all other agreements made tonight on the record.

J. Casella seconded the motion. Roll was as follows:

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

Chairman Maugeri and Deputy Mayor Rizzi recused themselves from the next portion of meeting regarding Master Plan and Transfer Development Plan Elements of Woolwich Township. Vice Chairman Rushton took over as Chair.

T. Kernan mentioned one modification to the Real Estate Market Analysis. The square footage of Auburn Road Village was changed from a range of 60,000-70,000 sq. ft. to 50,000 sq. ft.

T. Kernan marked a memo from himself to M. Blake dated June 29, 2016 as Exhibit Kernan-1. This exhibit explains all the changes made to the plans on file.

T. Kernan quickly mentioned zoning changes and recommendations including but not limited to Nike redevelopment areas, Regional Center revisions, Regional Center redevelopment area and subdivisions on Oak Grove Road.

T. Kernan stated generally all boundaries of the zones were cleaned up where they intersect.

T. Kernan mentioned zoning code updates including new section with breweries, distilleries and wineries. Also added were new zoning districts and the RLN zoning district was removed. T. Kernan stated all changes to zoning code basically implement the master plan.

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

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

T. Kernan marked the Zoning Map as Kernan-2.

R. Rossi made a motion to adopt the Master Plan and Transfer Development Plan elements and all elements discussed tonight except the Open Space & Recreation Plan. J. Casella seconded the motion. Roll was as follows:

J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, M. Iskander – yes, D. Glanfield – yes, Vice Chairman Rushton – yes.

Next on the agenda is to Review and Recommend Amendments to the Zoning Ordinance and Zoning Map.

R. Rossi made a motion to Recommend Amendments to the Zoning Ordinance and Zoning Map from the JLUB to Woolwich Township Mayor and Committee. J. Casella seconded the motion. Roll was as follows:

J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, M. Iskander – yes, D. Glanfield – yes, Vice Chairman Rushton – yes.

Resolution #2016-25 Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee regarding proposed changes to the Zoning Ordinance and Zoning Map in conjunction with the Master Plan Reexamination.

R. Rossi made a motion to adopt, which was seconded by J. Juliano. Roll was as follows:

J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, M. Iskander – yes, D. Glanfield – yes, Vice Chairman Rushton – yes.

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

The JLUB meeting adjourned at 11:12 pm.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

Minutes not verbatim
Audio recording on file