

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
October 6, 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 – 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 – Absent, Bob Rushton – Present, Mayor Schwager – Present.

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

Next are the Minutes from the Regular meeting of August 4, 2016. B. Rushton made a motion to approve the Minutes as written and was seconded by J. Juliano. All were in favor except Deputy Mayor Rizzi who abstained.

Resolution #2016-28 Review and Recommendation from the Woolwich Township Joint Land Use Board to the Kingsway Regional School District Pursuant to N.J.S.A. 40:55D-31.

Mayor Schwager made a motion to approve, which was seconded by Deputy Mayor Rizzi. Roll was as follows:

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

Resolution #2016-29 adopting an update to the Master Plan, specifically the amended Open Space and Recreation Plan.

S. O’Donnell made a motion to approve, which was seconded by J. Casella. Roll was as follows:

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

Regarding resolutions 2016-30 through 2016-34, M. Aimino asked the JLUB to consider the resolutions as they are presented tonight, but there is ongoing discussion with applicant's attorney in respect to one paragraph in the condition section. M. Aimino stated the resolutions will be as is tonight, but may be amended at the next JLUB meeting in two weeks.

Resolution #2016-30 regarding application No. JLUB-2016-003 of Summit Ventures, LLC granting Amended Preliminary Major Subdivision approval, Preliminary Major Site Plan approval and Waiver approvals for property designated as Block 28, Lot 14; Block 28.02, Lot 13.01; Block 28.04, Lot 7; Block 29, Lot 3; Block 32, Lots 1 & 3; commonly known as Villages I, Sections 2.3, 2.4, 5 and 6.

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

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

Resolution #2016-31 regarding application No. JLUB-2016-012 of Fieldstone Associates, LP granting Final Major Subdivision approval and Final Major Site Plan approval for property designated as Block 28.02, Lot 13.01; Block 28.04, Lot 7; commonly known as Villages I, Section 5 "Tenby Chase at Weatherby".

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

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

Resolution #2016-32 regarding application No. JLUB-2016-005 of Summit Ventures, LLC granting Amended Preliminary Major Subdivision approval and Waiver approvals for property designated as Block 28, Lots 5, 6.01 & 16; commonly known as Villages II.

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

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

Resolution #2016-33 regarding application No. JLUB-2016-013 of Summit Ventures, LLC granting Final Major Subdivision approval for property designated as Block 28, Lots 5, 6.01 & 16; commonly known as Villages II, Section 1.

Deputy Mayor Rizzi made a motion to approve, which was seconded by B. Rushton. Roll was as follows:

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

Resolution #2016-34 regarding application No. JLUB-2016-006 of Summit Ventures, LLC granting Amended Preliminary Major Subdivision approval and Variance and Waiver approvals for property designated as Block 28, Lot 15; commonly known as Hi-Lo Farms.

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

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

Chairman Maugeri recused himself from the next resolution and the rest of the meeting. Deputy Mayor Rizzi recused himself from the next resolution. Vice Chairman Rushton took over as Chair.

Resolution #2016-27 granting the TDR Credit Appeal of Francesco A. Rizzi, ET AL, for property known as 1998 Oldmans Creek Road, Block 1, Lots 8 & 8Q-Farm.

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

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

Continuing on to New Business with July Holdings, LLC – Preliminary & Final Major Site Plan & Bulk Variances ~ Block 28.02, Lot 13 (2111 Kings Highway).

Joan Adams, Esq. from the law firm Adams & Adams in Swedesboro attorney to represent applicant was present and explained application.

Greg Simonds of GS Engineering in Swedesboro and John Maul of Grasso Foods/July Holdings were sworn in by Mike Aimino. John Maul’s address is 377 Mannington-Yorktown Road, Pilesgrove, NJ.

Ms. Adams asked Mr. Maul to give a brief history of business. Mr. Maul explained that Grasso Foods is a pepper facility where Bell peppers are sliced, cooked, cleaned and frozen for the food industry for companies like Nestle, Birds Eye, etc. Mr. Maul stated the business is family owned by himself, his mother and his aunt. The business was passed down to them by Mr. Maul’s grandfather Mr. Grasso. The business has been in the Woolwich area since the early 1960’s and started freezing peppers in 1973.

Mr. Maul explained relocation of office in to the residential structure is needed for additional space on property and the existing building is in need of repairs that are not cost effective. Mr. Maul stated there will be between 4 and 6 employees in the office and hours of operation are 8 a.m. to 4 p.m. Monday through Friday. Mr. Maul stated the traffic is very minimal to the office.

Mr. Maul would like to move sign across the street for better visibility. The sign will be within 15 ft. of the right-of-way. The small directional sign for the main office is also needed for better visibility. Mr. Maul stated the 6ft. fence is needed due to foot traffic and multiple theft attempts to equipment shed. Mr. Maul is worried about someone getting hurt on his property. Mr. Maul will also install security cameras.

S. O'Donnell asked for clarification on converting just the 2-story home and not the 829 sq. ft. garage also. Ms. Adams stated the garage will just be storage and will not be converted to an office.

T. Kernan asked if the office is a lower elevation than the main dwelling and if there is an existing ramp in between the two. Mr. Maul stated between the main dwelling there is a ground level entrance and then inside there is a 6 inch incline and a ramp is already in place there.

Mr. Simonds marked Exhibit A-1 a colored rendering of the site plan. The application proposes to convert the existing 2-story dwelling and attached garage to a professional office. Mr. Simonds stated an 8ft. wide porch is proposed on front of building, county road widening along Kings Highway, entrance modification, handicapped parking and vinyl fencing. The bulk variances requested are for street trees, 6ft. vinyl fence in front yard, 6 sq. ft. directional sign, sign set back 15 ft. & 10 ft. and driveway width 20 ft. A waiver for sidewalks and for 35 ft. landscape buffer is also requested.

T. Kernan briefly discussed his review letter dated September 27, 2016. M. Aimino asked T. Kernan if it would be a variance instead of a waiver regarding 35 ft. buffer. T. Kernan stated yes, it is a variance. T. Kernan mentioned a possible gap in the handicapped entrance and that Mr. Simonds should make sure it will be up to standards.

Deputy Mayor Rizzi mentioned street trees and lowering the sign that will be moved across the street. Mr. Maul stated he was hoping he would not have to create a new sign and wants to use existing sign. T. Kernan stated there is not much room to lower the sign.

Ms. Adams stated applicant will work with T. Kernan regarding any sign issue and will add street trees.

J. Juliano made a motion to open to the public which was seconded by J. Casella. 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.

Mayor Schwager asked about dropping the fence down from 6ft. to 4ft. and if it would solve the security issue. Ms. Adams stated any fence is better than none and brief discussion occurred over the size of fence.

M. Aimino stated variance for street trees and applicant agreed to work with planner, variance for 6ft. fence, variance for 6sq. ft. directional sign, variance for setbacks, driveway 20ft. variance, size of sign 55 variance, buffer variance and waiver for sidewalks along the front of the property and any agreements made here tonight.

With nothing further to discuss, Deputy Mayor Rizzi made a motion to grant what M. Aimino stated.

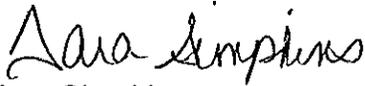
J. Casella seconded the motion. Roll was as follows:

J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, M. Iskander – yes, Dave Glanfield – yes, Vice Chairman Rushton – yes.

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

The JLUB meeting adjourned at 7:56 pm.

Respectfully submitted,



Tara Simpkins
Joint Land Use Secretary

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