

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
October 20, 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 – Present, Dave Glanfield – Present, Mike Iskander – Absent, John Juliano – Present, Chairman Maugeri – Present, Sue O’Donnell – Absent, 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 October 6, 2016. Deputy Mayor Rizzi made a motion to approve the Minutes as written and was seconded by B. Rushton. All were in favor except Chairman Maugeri who abstained.

Regarding resolutions 2016-30A through 2016-34A amendment was made to resolutions from prior meeting October 6, 2016.

Resolution #2016-30A 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.

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

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Resolution #2016-31A 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”.

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

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Resolution #2016-32A 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. Juliano made a motion to approve, which was seconded by B. Rushton. Roll was as follows:

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Resolution #2016-33A 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.

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, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Resolution #2016-34A 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. Casella. Roll was as follows:

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

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

Resolution #2016-35 regarding application No. JLUB-2016-014 of July Holdings, LLC granting Preliminary and Final Major Site Plan approval and Variance and Waiver approvals for property located at 2111 Kings Highway, designated as Block 28.02, Lot 13.

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

J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, D. Glanfield – yes, Vice Chairman Rushton – yes.

Continuing on to New Business with Summit Ventures, LLC – Sign Package for Final Major Subdivision & Site Plan approval for Villages I, Section 5 “Tenby Chase at Weatherby” Block 28.02, Lot 13.01; Block 28.04, Lot 7; and Villages II, Section 1 “The Ridings at Weatherby” Block 28, Lots 5, 6.01 & 16.

Mr. Robert Baranowski, the attorney for Summit Ventures, LLC from the law firm Hyland Levin in Marlton was present to represent the applicant.

Paul Witthohn of CES Engineering in Sicklerville and James Miller a professional planner were sworn in by Mike Aimino. Paul Witthohn is a licensed Professional Engineer in the state of New Jersey and has been practicing for about 13 years. The Board accepted Mr. Witthohn’s qualifications.

Mr. Witthohn marked Exhibit A-1 as Sign Location Plan last revised 10/17/2016.

Mr. Witthohn explained exhibit and signs. There are development signs within the site, signs for Tenby Chase located at perimeter of the site, access from Village Green drive as well as access from Hazel Blvd. and Auburn Road. There are also Monument signs located at Auburn Road and the entrance to Hazel Blvd. Advertising signs proposed along Auburn Road and monument sign advertising the Ridings Development along Cambridge Blvd. and Auburn Road.

Mr. Witthohn marked Exhibit A-2 as Sign Details last revised 10/17/2016.

Mr. Witthohn mentioned amenity directional signs with generic builders name and monument signs for “The Ridings” and “Tenby Chase”.

M. Blake asked what materials are in the “Tenby Chase” sign. Mr. Witthohn stated he was uncertain what the exact materials are.

T. Kernan questioned if the “Tenby Chase” directional signs are temporary or permanent. Mr. Witthohn stated the “Tenby Chase” M-2 and M-3 signs are permanent as well as the piers and internal directional signs. The rest of the signs are temporary.

Mayor Schwager stated the plans the JLUB are looking at are last revised as of 8/12/2016. Mayor Schwager asked Mr. Witthohn if he had other copies revised to 10/17/2016 for the board to follow. Mr. Witthohn stated he did not. The applicant did not submit revised plans to JLUB Secretary prior to meeting date therefore the JLUB was unaware of revisions. Mr. Miller stated that Mr. Ralston was the primary lead on the project and he retired. Mr. Miller mentioned that the “Tenby Chase” builder and the “Orleans” builder provided additional input since the 8/12/16 revision and the builder’s signs were incorporated in revised plans dated 10/17/2016.

Chairman Maugeri asked Mr. Miller which version of the plan T. Kernan reviewed. Mr. Miller stated the August version and T. Kernan was provided the October version on Tuesday, October 18, 2016.

Mr. Miller mentioned the “Tenby Chase” sign M. Blake had a question about. The sign face has a metallic finish and the base is a masonry construction. Mr. Miller stated the other signs are typical signs of apartment complex.

Mr. Miller mentioned the application is an extension of an application from 2013 when Beazer was the builder of Villages I. Mr. Miller stated there is a greater need now for signs because of multiple developers and projects.

Chairman Maugeri called for a 5 minute recess at 7:27 p.m.

The meeting reconvened at 7:41 p.m.

M. Aimino asked Mr. Baranowski if he would like to postpone the meeting for further discussions with respect to the applicant's engineer and the JLUB Planner, T. Kernan. Mr. Baranowski stated that is correct and requested that the JLUB carry the application to the next JLUB meeting. Mr. Baranowski also requested that no further notice be required due to the announcement being made at meeting tonight.

M. Aimino concurred and announced that the matter would be continued to November 3, 2016 at 7:00 p.m. and additional notice would not be required.

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

B. Rushton – yes, M. Blake – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, Chairman Maugeri – yes.

Next on the agenda are discussion items. The first discussion item is the Land Use Board Submission Checklist – Item #20 maps (15 copies size 11X17). Brief discussion ensued and the JLUB members decided to leave Item #20 of the Land Use Board Submission Checklist as is and disregard any changes.

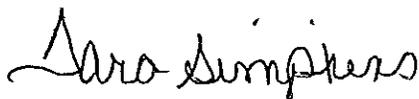
The second discussion item is the Land Use Board Fee Schedule regarding a Minor Site Plan Waiver Fee. Chairman Maugeri and Mayor Schwager asked why a fee would be needed for a waiver. M. Aimino explained that the applicant would still have to come in front of the JLUB and a review is still needed to determine if the waiver is appropriate. Mayor Schwager and Chairman Maugeri asked the JLUB Secretary to look into what other towns do regarding Minor Site Plan Waivers to compare at next meeting.

Correspondence was briefly 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 7:54 pm.

Respectfully submitted,



Tara Simpkins
Joint Land Use Secretary

**Minutes not verbatim
Audio recording on file**