

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
December 1, 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 – Absent, 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 October 20, 2016. B. Rushton made a motion to approve the Minutes as written and was seconded by J. Juliano. All were in favor except M. Iskander and S. O’Donnell who abstained.

Continuing on to New Business with Morten & Kerry Thomsen (Independent Spirits Distillery) – Preliminary & Final Major Site Plan & Conditional Use ~ Block 43, Lot 5 (131 Davidson Road).

Morten Thomsen, Kerry Thomsen and Greg Simonds of GS Engineering in Swedesboro were sworn in by Mike Aimino.

M. Aimino briefly mentioned the elements of a Conditional Use.

Mr. Simonds marked Exhibit A-1 as a Rendering Plan which shows the site aerial view with the site improvements. Mr. Simonds stated the applicant proposes to construct a 2,688 sq. ft. metal pole barn that will serve as a spirits distillery, tasting room and retail space. Additional improvements include a trash enclosure, 15 on-site parking spaces including 1 handicap accessible space, site landscaping, 1 free-standing sign, 2 building mounted signs and a 28 foot wide gate along the proposed 24 foot wide drive aisle.

The distillery will produce spirits on-site within the building to include the grain milling and fermenting process, as well as the bottle preparation and packaging process. Tasting and tours are proposed along with occasional special events. Hours of operation are proposed to be Monday through Friday from 8am-8pm, Saturday 12pm-7pm and Sunday 12pm-6pm. Hours proposed to be open to the public are Thursday

and Friday from 2pm-7pm, Saturday 1pm-6pm and Sunday 1pm-5pm. Distribution of product will be through the retail store and self-distribution to outlets and retailers. The parcel is proposed to be serviced by private well and septic system.

Mrs. Thomsen stated she will be growing corn, wheat or rye on the land. The grain will be dried and brought right into the building for milling, mashing, fermenting and put into a still to be made into Vodka, Gin and Whiskey. Then it will be sold at her retail area, local bars and liquor stores.

Mr. Thomsen indicated the Distilling Industry is growing and thought it would be a good fit for someone locally to do this. Mr. & Mrs. Thomsen have lived in Woodstown for 20 years and would like to start the industry up in New Jersey.

Mr. Simonds marked Exhibit A-2 as a Rendering of the proposed building. Mr. Thomsen explained the process of distilling. First, the grains will be milled then fermented for 3-5 days to produce the alcohol. There will be a yeast smell which will be contained in the building. Mr. Thomsen stated it is not on an industrial scale and he doesn't believe there will be odors that will vent off of the property.

Mrs. Thomsen mentioned the mill will create a sound, which will run during morning hours. Chairman Maugeri asked how loud the mill is. Mrs. Thomsen compared the sound to a leaf blower inside the building.

Mr. Thomsen indicated the mill will operate for an hour once a day. Small amounts of alcohol will be handled and diluted to reduce alcohol proof.

Mr. Simonds mentioned conditional use and Ordinance 203-77 - Breweries, Distilleries and Wineries. Mr. Simonds stated the applicant will comply with the conditions in ordinance.

T. Kernan mentioned his review letter dated November 22, 2016. The applicant was deemed complete on November 3, 2016, with the condition that testimony be provided for items #9, #11 and #15 of the JLUB Submission Checklist. T. Kernan asked Mr. Simonds to attest to those items.

Mr. Simonds stated a waiver was requested for an Environmental Impact Statement and there will be very little adverse environmental impact from the project. The current use of property is agriculture and it will still be used as agriculture. Chairman Maugeri asked if there is any liquid waste or is everything used. Mr. Simonds stated the septic effluent would be collected in the septic field and the processed effluent would be stored in a storage tank and shipped off-site for processing.

Mrs. Thomsen mentioned the disposal of mash and stated it is their plan to give the mash back to farm animals in the area. The mash will be stored in plastic totes. D. Glanfield asked how many totes expected in a month's time. Mr. Thomsen stated there will probably be around 10. A tote is 3ft x 3ft. x 3ft. Mrs. Thomsen stated they are working with the DEP on a nutrient management plan to deal with mash and processed water and can be spread on the land. T. Kernan asked if the mash is safe for animals. Mrs. Thomsen indicated there is very little trace of alcohol and is deemed safe for animals. T. Kernan mentioned property is about 10 acres and the majority of property

will be used for farm. T. Kernan stated the stormwater management can be worked out and the runoff is not significant.

Mr. Simonds mentioned a waiver of Tree Protection Plan. There are only a couple trees being removed from access driveway area. T. Kernan stated there is no need for a Tree Protection Plan.

Mr. Simonds also requested a waiver for Traffic Impact Report. 15 Parking spaces are proposed and minimal amount of parking traffic anticipated. T. Kernan asked how many seats are proposed for tasting area. Mr. Simonds stated a maximum of 32 seats proposed.

Mr. Simonds stated applicant agrees to comply with COAH Regulations. A Brief discussion followed regarding proposed 30 inch sign out front of the property.

T. Kernan reviews Conditional Use portion of his letter. Mr. Simonds stated the applicant's will comply with all conditions. Chairman Maugeri asked applicant if they will only sell what they produce. Mr. Thomsen stated that is correct. T. Kernan asked if applicant understands that no special event can occur without a special events permit. Mr. Thomsen stated yes. T. Kernan stated applicant will landscape the first 25 ft. of lot width adjacent to a public street in accordance with 203-68 and 203-69. M. Aimino asked applicant if they will landscape to comply with ordinance and to the satisfaction of JLUB Planner. Mr. Thomsen stated yes. Mr. Simonds also agreed to comply with screening by 25ft. wide evergreen screening buffer in accordance with 203-68 and 203-69.

T. Kernan moved on to Supplemental Use Controls on review letter. T. Kernan stated that applicant will provide street trees on each side of the driveway. T. Kernan supports variance for landscape buffer 25-30ft and applicant will comply with buffers along trash enclosure.

Brief conversation took place over signs.

G. Simonds stated the lights will be on the same hours as hours of operation. After 8pm lights will be out. A variance is requested to not pave driveway. G. Simonds agreed to lower the height of lighting fixture from 25 ft. to 16 ft. and working with T. Kernan on lighting. G. Simonds agreed to comply with requirements to revise plans and move building back further to avoid drainage issues with neighbor's property and working with T. Kernan. G. Simonds requested waiver from sidewalk on property.

S. O'Donnell asked how many people are anticipated at a special event. G. Simonds anticipated a maximum of 30 people in the building and Mr. Thomsen stated around 100-150 people total in an afternoon with a tent(s).

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

Carol Symington of 127 Davidson Road was sworn in by Mr. Aimino. Ms. Symington expressed her concern that Distillery will start out small and then expand later. Mayor Schwager stated if applicant wanted to expand their building and the site they would have to come before the JLUB again. Ms. Symington is concerned with noise, odor,

insects, value of her home decreasing and the impact it will have. Mr. Thomsen stated there will be a trash truck and deliveries of various items, but deliveries would be arriving only during business hours. Ms. Symington wanted to know if there will be an impact to her property with construction. Mrs. Thomsen stated the construction period would be fairly brief. Ms. Symington was also concerned with parking on the street in front of her property. Mrs. Thomsen stated she does not want parking to be a problem either and will encourage people to park on her property.

Bill Wade of 137 Davidson Road was sworn in by Mr. Aimino. Mr. Wade expressed his concern with air quality and wanted to know who monitors the air quality. Mayor Schwager stated it is probably the responsibility of the DEP. Ms. Thomsen indicated they will have to comply with DEP state regulations. Mr. Wade mentioned he was encouraged when he heard the building would be pushed back further from his property. Mr. Thomsen stated he is purchasing the highest quality distill from Germany.

M. Iskander asked where the 50 cars would park during a festival. Mrs. Thomsen stated a grass area will be kept for overflow parking.

Mr. Wade wanted to know if he could put a sign on his property stating private property, no parking. Mr. Aimino stated yes, on his property. Mr. Wade was also concerned with his property value. Mayor Schwager stated he has the right to go to the County Tax Assessor for a reevaluation.

Dimitri Besar of 140 Davidson Road was sworn in by Mr. Aimino. Mr. Besar is new to the area and concerned with the noise. Extensive conversation took place over noise.

Mr. Wade asked if lights will be on a motion sensor. Mrs. Thomsen stated yes.

Greg Allison of 1 Pond View Drive, Apt. H303 was sworn in by Mr. Aimino. Mr. Allison asked if steam boiler was fired on gas. Mrs. Thomsen said yes on natural gas. Mr. Allison asked if there will be farm equipment. Mrs. Thomsen stated there is no storage for farm equipment in their building right now so they are looking for a partner to do the farming.

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

Mr. Simonds stated applicants will comply with all local, state and federal regulations. The applicants want to be a good neighbor and business in the community.

With nothing further to discuss, B. Rushton made a motion to approve the application with the following variances: buffer between non-residential/residential districts, buffer from 75ft. down to 30ft., signs 32 sq. ft. to 55 sq. ft., non-lit sign 5 ft. from the setback on Davidson Road and installation of a stone driveway/parking lot instead of asphalt. A Waiver for sidewalks and as a condition of approval the applicant will work with the JLUB Planner on stormwater management, landscaping/buffering and moving the structure. This approval would include all conditions and agreements made here tonight.

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

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

Chairman Maugeri called for a 5 minute recess at 9:05 pm.

The meeting reconvened at 9:12 pm.

Next on the agenda are discussion items. The Joint Land Use Board Fee Schedule regarding a Site Plan Waiver Fee. Chairman Maugeri asked the JLUB members to review the packet for discussion at the next JLUB meeting.

Correspondence was briefly mentioned.

Moving on to Resolution #2016-36 Authorizing Executive Session regarding pending litigation.

At 9:15 pm, J. Juliano made a motion to go into Closed Session, which was seconded by B. Rushton. Roll was as follows:

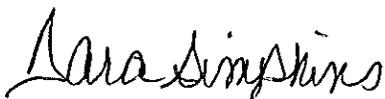
B. Rushton – yes, M. Blake – yes, J. Juliano – yes, S. O’Donnell – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, M. Iskander – yes, D. Glanfield – yes, Chairman Maugeri – yes.

The JLUB meeting reconvened at 9:25 pm with a motion made by J. Juliano and seconded by M. Iskander. All were in favor.

With nothing further to discuss J. Juliano made a motion to adjourn, which was seconded by M. Iskander. All were in favor.

The JLUB meeting adjourned at 9:25 pm.

Respectfully submitted,



Tara Simpkins
Joint Land Use Secretary

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