

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
MARCH 15<sup>th</sup>, 2018  
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.

Oath of Office Administered to Matt Blake - Class II Member

Roll call of JLUB members present:

**Matt Blake – Present, John Casella – Present, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Present, Chairman Maugeri – Present, Sue O'Donnell – Absent, Deputy Mayor Carleton – Present, Beth Sawyer – Present, Bob Rushton – Present, Mayor Schlump – Present.**

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner

Next are the minutes from the Regular Meeting of March 1<sup>st</sup>, 2018. John Juliano made a motion to approve the minutes as written and was seconded by John Casella. All were in favor except Mike Iskander and Deputy Mayor Carleton who abstained.

Resolution #2018-11 Findings and Conclusions of the Zoning Board of Adjustment. Bob Rushton made a motion to approve which was seconded by John Juliano.

Roll call was as follows:

**Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Mike Iskander – Yes, Bob Rushton – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.**

Resolution #2018-12 Regarding Application No. JLUB -2016-013 of Summit Ventures, LLC Authorizing an Amendment to Proceed by Way of Administrative Approval for Property Designated as Block 28, Lots, 5, 6.01, and 16; Commonly Known as Villages II, Section I. Bob Ruston made a motion to approve which was seconded by John Juliano.

Roll call was as follows:

**John Casella- Yes, John Juliano- Yes, Bob Rushton – Yes, Mayor Schlump – Yes, Dave Glanfield – Yes, Chairman Maugeri- Yes.**

Next on the agenda was the Amendment to applicant Melissa Powell's conditional use variance approval to allow signage. Block 3.07 Lot 57 – 233 Juniper Lane.

Mayor Schlump and Deputy Mayor Carleton recused themselves at 7:09 PM

Melissa Powell was sworn in.

Ms. Powell opened by saying she is here tonight requesting a sign for her business, One Sharp Image, to be located on her French doors. She was here back in December of 2015 asking for a sign in the yard but was turned down due to the commercial appearance in a residential zone. The reason she is here again is because the state requires permanent letters of the business name anywhere on the building.

Ms. Powell continued by stating the lettering will go on the inside of her glass French doors on the top corner. The doors are double paned glass doors with blinds in between the glass. When the blinds are closed you will not be able to see the lettering from outside. When the blinds are open, it will be very hard to see from the street.

Ms. Powell stated she does not think this will be a distraction to her neighbors or change the character of the development and will look like a security sticker on the window. Ms. Powell said she is trying to make everyone happy and looks forward to being part of the business of Woolwich Township.

Ms. Powell went into detail about the sticker she is ordering off of Amazon.com. It will be reverse vinyl lettering one inch high up to four inches long. One word per line looking like:

“One  
Sharp  
Image”

Chairman Maugeri asked if the state will allow Ms. Powell to comply with lettering that is one inch by four inches.

Ms. Powell answered yes, they did talk about that.

Chairman Maugeri clarified it's a sticker on the window that does not light up.

Ms. Powell agreed.

Ms. Powell stated she has the description of what she will be ordering and how it could look in her window. Marked A-1.

There was further discussion about the size.

Ms. Powell clarified it is one inch per word, therefore 3 inches in height.

Mike Iskander pointed out on the Shop Inspection Report 12a which states "Sign indicating name of the shop which is clearly visible from the exterior of the shop" has an S for satisfactory. Mr. Iskander then asked is that not what we are here discussing.

Chairman Maugeri chimed in agreeing that they marked 12a as satisfactory, then marked below unsatisfactory, no sign.

Chairman Maugeri asked if Ms. Powell currently has a sign.

Ms. Powell responded no she does not currently have a sign.

Mike Iskander asked if it was an error that the inspector marked 12a satisfactory for a sign.

Ms. Powell stated yes.

Tim Kernan briefly went over his review letter.

Mike Aimino stated that a conditional use is the situation in which you need five affirmative votes.

Beth Sawyer asked if it's just a sticker and no lights of any kind.

Ms. Powell responded does not light up. It's just a sticker.

John Juliano asked if it will only be visible during hours of operation and covered when the salon is not open.

Ms. Powell answered absolutely, yes.

John Casella made a motion to open the meeting to the public which was seconded by Mike Iskander. All were in favor.

Erin Morrison of 236 Juniper Lane was sworn in.

Ms. Morrison asked Ms. Powell if she has a sign over her door.

Ms. Powell stated no.

Ms. Morrison asked if this is the only sign she is going to have

Ms. Powell answered yes.

John Depre of 235 Juniper Lane was sworn in.

Mr. Depre stated he did not know the sign was going to be that small.

Mr. Depre asked that if the sign gets approved, does that leave anything open for a bigger sign to be installed.

Chairman Maugeri responded no.

With no further comment from the public, John Casella made a motion to close the meeting to the public which was seconded by John Juliano. All were in favor.

John Juliano made a motion to approve the variance for a sign of approximately 3 inches by 4 inches for the property as set forth here tonight by the applicant. Seconded by Dave Glanfield.

Roll call was as follows:

**Bob Rushton – Yes, Matt Blake – Yes, John Casella – Yes, John Juliano- Yes, Mike Iskander – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.**

Next on the agenda was the continuance of John Schenck. Solar State bulk variance for solar ground mount. Block 20, lot 1.02. 391 Asbury Station Road.

Mike Iskander recused himself at 7:23 PM

Mike Aimino stated for the record that, although Matt Blake was not here for the last meeting regarding this matter, pursuant to the MLUL he listened to the tape and submitted a certification to the Board that he had done so. Under those circumstances he is permitted to hear the rest of the application and vote.

Mike Aimino swore in Zachary Logan - Solar States sales manager, Abiola Adeseko - Solar States engineer and John Schenck – property owner.

Mr. Schenck started by saying they reduced the size of the array from 48 panels to 42 which brings the square footage down to under 800. It is now 780 square feet. The array is less than 10 feet in height. Originally we were asking for 11 feet from the side yard setback and 7 feet from the rear yard setback. We are asking for 15 feet for both. There is 21.35% of the array in the setbacks.

Mr. Schenck continued stating part of the issue they are having is that his lot is not square, it's irregularly shaped. Because of the shape, parts of the corners of the array are going to encroach into the setbacks. We are putting in a buffer of 13 Emerald Green Arborvitae that will be planted at 5 to 6 feet in height and maintained at 12 to 15 feet. They will grow 3 to 4 feet wide. This will create a solid screen where his one neighbor who is closest to it will not see it.

Chairman Maugeri clarified that they did away with one of the three variances by decreasing the size of the array.

Mr. Schenck continued stating that his lot size is less than one acre which is also a reason they are encroaching the setbacks.

Tim Kernan asked what the minimum lot size in the zoning is.

Mr. Schenck answered an acre and a half. I am actually half the size.

Chairman Maugeri stated the setbacks in that zone are based on the lot size being a minimum of an acre and a half. So Mr. Schencks lot would be a preexisting non-conforming lot.

Tim responded yes.

Mr. Schenck stated his lot was subdivided in 1987.

Chairman Maugeri asked if that was before he got there.

Mr. Schenck stated yes.

Chairman Maugeri stated so you didn't create that undersized lot.

Chairman Maugeri asked Mr. Logan to explain the System Shade Report.

Mr. Logan stated they wanted to honor the Boards feedback from the last meeting to push the array as much into the yard as they could without getting into the detrimental loss area. Mr. Logan referred to the Report for explanation and sun ray percentiles.

Mr. Logan stated that Mr. Schenck will be taking a loss where they moved the array as it does not get as much sun exposure as it did where it was originally proposed.

Matt Blake asked if they have thought about cutting a tree down.

Mr. Schenck stated they are not on his property but were already lowered as much as possible.

Matt Blake raised the issue that Arborvitae trees are susceptible to bagworms.

Mr. Schenck stated that this is his area of expertise and that he has not had any issue with any of the Arborvitae and referred to his property photos showing where they are.

Matt Blake stated that he has seen it happen in Woolwich and his concern is that if they begin to die, then suddenly what was once a buffer is no longer a buffer.

Chairman Maugeri chimed in stating they can make it a condition of approval, if approved, that if they should die, then Mr. Schenck will be responsible to replace them.

Mike Aimino asked Mr. Schenck if he were granted an approval would he agree to maintain that buffer.

Mr. Schenck answered yes.

Beth Sawyer stated a friend of hers has a 4000 square foot home, no pool, uses propane and his system is only 7.6 kWh. I am trying to figure out why your usage is so high. You are 56% higher than 80 homes in the area. I just don't understand why the system has to be so big.

Mr. Schenck stated it is no larger than was Atlantic City Electric will allow us to install. We are not allowed to install more than 100% and this is under that. Atlantic City Electric will not approve this system if it's over my usage.

Matt Blake stated so they have jurisdiction to guard against that issue.

Mr. Schenck stated correct.

Chairman Maugeri stated they do not want anyone to be an energy producer.

Mr. Logan briefly described the process of interconnection.

There was a discussion about kWh systems in new homes versus older homes.

Bob Rushton asked if Mr. Schenck has considered relocating the playset.

Mr. Schenck stated even if he relocates the playset he will still be seeking a variance for that side.

Tim reviewed his letter asking if Mr. Schenck agrees that all of the visible parts of the system be non-reflective, black surfaces.

Mr. Schenck agreed.

Tim continued asking if they would agree to add that note on the documents submitted to the construction office to pull permits.

Mr. Logan stated they will.

Tim moved on asking if they agree to not having any advertising signs.

Mr. Schenck stated there will be no advertising signs.

Mr. Logan chimed in stating they will have all the proper warning signage on the system.

John Juliano asked if there will be anything fencing in the panels or if they will be open.

Mr. Schenck stated the panels are not going to be fenced in.

Chairman Maugeri stated there is no fencing requirement in the ordinance.

John Juliano rephrased his question asking if he planned on putting up fencing since there is a playset right there.

Mr. Schenck stated no but his kids are 12 and 10 years old. There won't be any kids crawling around the array.

Mr. Adeseke briefly explained the safety features of the array.

Mr. Logan added that they will be building a three foot trench for the electric where 1 foot and a half is the minimum requirement.

John Casella made a motion to open the meeting to the public which was seconded by Bob Rushton. All were in favor.

With no comment from the public, John Casella made a motion to close the meeting to the public which was second by Beth Sawyer. All were in favor.

Matt Blake made a motion to approve the application with the two variances for the size of the lot and the 15 foot setbacks as well as any conditions that were discussed with the Board at the last meeting and this meeting. Seconded by John Casella.

Roll call was as follows:

**Bob Rushton- No, Matt Blake – Yes, John Casella – Yes, John Juliano – No, Dave Glanfield – No, Beth Sawyer- No, Chairman Maugeri – Yes.**

The application does not pass.

With nothing further to discuss John Casella made a motion to adjourn which was seconded by Beth Sawyer. All were in favor.

The JLUB meeting adjourned at 7:49 PM

Respectfully Submitted,



Julie Iacovelli

Joint Land Use Secretary

***Minutes not verbatim***

***Audio recording on file***