

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
APRIL 19TH, 2018
MINUTES**

Chairman Maugeri called the meeting to order at 7:01 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 JLUB members present:

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

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

Next are the minutes from the Regular Meeting of March 15th, 2018. Mike Iskander made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except Sue O’Donnell who abstained.

Resolution #2018-13 regarding application No. 2015-011 of Albert and Melissa Powell, granting a conditional use variance for property located at 233 Juniper Lane and designated at Block 3.07, Lot 57. John Juliano made a motion to approve which was seconded by Bob Rushton.

Roll call was as follows:

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

Next on the agenda was new business of Summit Ventures - Villages II at Weatherby Section 2.1 final major subdivision- Block 28 Lots 6.01 and 15 and Villages II Amended Preliminary Major Subdivision – Block 28, Lots, 5, 6.01 and 16.

James Miller of Summit Ventures was sworn in.

Mr. Miller stated that Summit Ventures has requested through their attorney, William Hyland, that those matters be carried to the June 7th meeting because of some technical issues related to the application.

Bob Rushton made a motion to grant the continuance of both applications to the June 7th JLUB meeting and that notice will not be required which was seconded by John Juliano. All were in favor.

Mike Aimino made the public aware that there will be no additional written notice required for these applications. Mr. Aimino stated both applications will be brought back to the June 7th meeting held at 7:00pm in the Municipal building.

Next on the agenda was Summit Ventures addressing the issue of missing Option 3 PUD Density Transfer in the Township Code 203-42.

Mr. Miller explained this issue dates back to 2005 when they negotiated their original developer's agreement with the Governing Body. At that time the Governing Body asked us, and we agreed to transfer density from the Weatherby GDP to the Hi-Lo Farms parcel, and basically eliminate any development potential that was generated by the zoning in place at the Hi-Lo farms parcel. This would also allow us to develop Hi-Lo Farms in a format similar to the adjoining sections of the Weatherby development.

Mr. Miller continued the ordinance which implemented that general development agreement was 2007-26. And what that ordinance did was create the third development option. There were already two within the R-3 district. The development option basically allowed the transfer of development rights from the Weatherby tract to the Hi-Lo tract. Subsequent to that ordinance, there was a second ordinance, 2008-19, which inadvertently eliminated that provision. And it appears to be a transcription error because when the 2008-19 was drafted, 2007-26 had not yet been codified. So the professional inadvertently left out option 3. We proceeded through several applications to apply the options from 2007-26 without anyone knowing or realizing this transcription error occurred. Finally, it was uncovered earlier this year by Jane DiBella, the Township Clerk.

Mr. Miller explained what is before the Board tonight is the draft ordinance that's been reviewed by your professionals and our legal people which would correct the error that occurred when ordinance 2008-19 was adopted and reinstate the Option 3 within the R-3 District, which only applies to Hi-Lo, but there are portions of Hi-Lo which are in those two subdivision applications. That was one of the reasons we requested the adjournment until June 7th.

Chairman Maugeri stated for clarification this was approved by Township Committee back in 2008, and just through clerical error, it didn't get codified correctly.

Mike Aimino added what happened was it was never put into the book, and who ever drafted the 2008 ordinance thought they were taking the most recent ordinance but in reality they weren't because the most recent ordinances didn't include 2007. So when

they passed the 2008 ordinance, it basically wiped out the 2007 ordinance. It was clearly a mistake that simply came because of timing. There wasn't enough time for it to make the code book in order for somebody to pick it up.

Chairman Maugeri stated in reading this, it seems to be very Weatherby specific and does not increase the overall density.

Mr. Miller stated it would apply only to the Hi-Lo parcel and does not increase the overall density.

Mike Aimino stated for the Chairman that himself and Mr. Kernan have reviewed it and are in agreement with the wording in the ordinance.

Mr. Kernan added it actually dilutes the overall density of the Weatherby GDP. The GDP was approved at a maximum of 4,500 residential units, now that also applies to Hi-Lo Farms.

Chairman Maugeri stated they are spreading that 4500 over more acreage.

John Juliano made a motion to refer this ordinance to Mayor and Committee for passage which was seconded by John Casella. Roll call was as follows:

Bob Rushton – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano- Yes, Mike Iskander – Yes, Sue O'Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.

Before stepping down, Mr. Miller wanted to state on the record that he commends Jane DiBella. She did a heck of a job, she doesn't miss anything, and she is great to work with, very responsive and very efficient.

Next on the agenda was Wolfson Group Inc. Block 57 Lots 5, 8, 9 and 10. Block 60 Lots 1, 2, 3, 4, and 5. Request for an extension of temporary sign variance approval.

Michael Peacock introduced himself from the firm Nehmad, Perillo and Davis representing Wolfson Group Inc.

Mr. Peacock stated they are here tonight seeking extension of the variances previously obtained back in 2008 for four temporary marketing signs that are currently on the property marketing the commercial component of the overall mixed use development. Again, they were approved back in 2008, we received a one year extension of those variance approvals in 2009, and then by virtue of the Permit Extension Act, those approvals were extended until June 30th, 2016. Based on mere oversight because of the signs being there so long, we had forgotten that the variance did indeed expire.

Mr. Peacock added I am sure the Board is well aware of this property and the long history behind this development. But briefly by way of background, this is about a 200+ acre portion of the property that spans either side of Route 322 and there is a substantial commercial component to it. We received GDP approval and Site plan approval several years ago that went through litigation due to the fact that there was a Wal-Mart involved by a grocery competitor of ours. There's over 1 million square feet of commercial space proposed under our GDP approval and our client is still very much ready and willing to proceed in the future with these developments. But as the Board is aware, there are many moving parts to this including the fact that our client is intervened in the Townships Declaratory Judgment action pending in the Superior Court and there are actually mediations ongoing with respect to that. So a lot of that has played a part in the fact that we haven't put a shovel in the ground yet. But our client certainly desires to do that. I just wanted to briefly remind the Board that these signs are for the commercial component only. We want to market the commercial portion of this site and the substantial commercial development and that will drive the overall development of this mixed use development. This is one of the largest proposed in the state right now.

Mr. Peacock continued with me this evening is Mr. John Fiore. He is a representative of the Wolfson organization who is going to provide an overview of the signs, where they are located and how they are presented today.

John Fiore, Director of Development and Property Management, was sworn in.

Mr. Peacock asked Mr. Fiore if his introduction was correct concerning the background of this project and the property involved.

Mr. Fiore responded yes. Both components are about 110,000 square feet. The idea of having some signage is very advantageous for us so that when we continue our discussions with retailers to keep their peaked interest and excitement on the project. Every day we are talking about this project, telling retailers to take a trip down 322 and you're going to see our signs to the left and right. It just enables retailers to understand where this project is going to lay out on this property.

Mr. Peacock stated that Mr. Fiore brought some exhibits to show the dimensions of the signs and photos of where they're located on the property.

Chairman Maugeri asked if the photos are of the signs as they currently exist.

Mr. Peacock responded correct.

Exhibit A-1 as described by Mr. Fiore was a photo of the sign for Woolwich Commons showing one side of the sign. The sign is in the shape of a V and there is an identical sign on the other side of the V.

Mr. Fiore explained the dimensions of the signs, they stand about 11 feet off the ground, and it's about 10 feet wide.

Mr. Peacock asked Mr. Fiore if those are in accordance with the variances approvals that were granted previously as to the dimensions.

Mr. Fiore answered yes.

Mr. Fiore identified A-2 as a google earth image from the street showing where the sign is located on the Woolwich Commons property.

Tim Kernan stated there are two signs on the Woolwich Commons property.

Mr. Peacock stated there are two on Woolwich Commons and two on Main Street at Woolwich for a total of four signs.

Mr. Fiore identified A-3 as a google earth image of the Main Street at Woolwich sign as seen from 322.

A-4 was identified by Mr. Fiore as sign announcing some of the retail components on the Main Street at Woolwich side. Just like the other sign, this sign is 11 feet tall, 10 feet wide. The sign itself is 8 square feet.

John Juliano asked if the signs have produced the desired effect in terms of attracting retailers and drawing the interest. Are the signs doing what they were originally put up to do?

Mr. Fiore responded absolutely. There is a phone number on there that goes right to our office

Matt Blake stated that the signs have been out there for so long that he doesn't even notice them anymore. It seems the signs may be a little bit stale because people are so used to them that they don't notice them.

John Juliano chimed in it's an opportunity to freshen them up.

Mr. Fiore stated all I can say is we still get active interest in the project. People reference the signs when they call us.

Mr. Fiore continued stating if you are new to the area and not familiar with south jersey, I think the signs do their job.

Mr. Chairman stated a lot has changed in 10 years. The signs haven't. I would imagine that there should be some new information that can be put on the signs. Some updated information. Something that if you were granted these extensions, that there could be

some updates made. The signs have fallen into disrepair and not until it was brought to the applicants' attention, did the signs receive any attention.

Mr. Fiore responded I don't disagree that we could change the copy on the sign. These signs are consistent with a lot of the other signs for other development projects that we have throughout our portfolio. The name of the project, a phone number and an idea of what is coming is really all we would like to put on a sign like that. The more you put on there, the smaller the letters get and the harder it is to read.

Mr. Fiore continued we could definitely look at changing the colors. The signs have fallen into disrepair and that's our responsibility as the developer to keep up on those. We don't travel these parts on a regular basis but that is not an excuse. When it was brought to our attention we brought a vendor out here to get them repaired. It is not our intention to have a sign that is broken or falling down.

Chairman Maugeri asked Matt Blake if he would have any commentary that they could add if they were to be granted these extensions from a Township stand point.

Matt Blake responded it is kind of the gateway to the Township. To me, they are stale. I don't live here and I'm not on that road every day. But it seems like it would be advantageous to the applicant, now that sewer is finally coming to the corridor, to see a sign that's freshened up and does a better job of marketing the project and the site. Something a little more exciting than just writing.

Matt Blake continued people see them now and it's not just that they are stale; people are calling me all the time asking if this project is still happening. All of the proposed uses on Main Street, are they relevant? Has it changed? I think a new sign sends a new message. I think the timing is good with the advent of sewers that the applicant would want to be a part of conveying that message.

John Juliano stated when talking about the changing dynamics, you have probably had a variety of tenants come through over the last 10 years that have shown interest.

Mayor Schlump added when talking to residents, they say they moved here because they saw the signs and got excited. Its 10 years later, the signs are still here, it would be nice to see a sign that says "hope to build in two years." I think that would be a little different for the residents. As Matt is saying, sewer is just around this corner, if the sewer comes and you're still not building, the residents are going to lose faith in you and they're going to lose faith in us as a community.

Chairman Maugeri added to further those comments, we've all sat up here at countless meetings, Matt and Mayor and Township Committee have worked beyond tirelessly on

this sewer project. We have never been closer to having the sewer come down 322 than we are today. I think that is all the more reason to see an update to those signs.

Tim Kernan added that recently the Township went through a marketing study. They hired a consultant who branded the 322 corridor and named it Kings Landing. Perhaps that could be incorporated in some new signage.

Tim Kernan also stated they came up with a logo for the corridor.

Chairman Maugeri stated there are a lot of existing marketing techniques that you could employ that would at least make those signs better.

Mayor Schlump stated if you want somebody to stop in and see matt and I, we could get you some information to move forward. It's a step in the right direction, not only for you but for us.

Chairman Maugeri asked if there is a specific timeline they are seeking.

Mr. Peacock responded they are seeking 5 years.

Bob Rushton asked why 5 years. Sewer is close.

Mr. Peacock stated that Mr. Fiore would like to address the issue of freshening up the signs, and then address that question as well.

Mr. Fiore stated there is no doubt they can freshen up the signs. There are meetings going on, one as recently as yesterday, between our company and Township staff. Some individuals on this Board are in that room, I am not. I understand about the timing, I am not prepared to speak to that tonight. 5 years was the previous approval and that's why it was put in the application this time. No other reason than that. We don't want a sign out there for no reason either. It's just a number that was on the previous application.

Chairman Maugeri stated that he is not comfortable with 5 years. We are getting close now. I think things are going to move faster than they have in the past. To that end, I think that we need to have the ability to change as things move along. For me, if they were to receive approval tonight, I would like to see something like a sports contract; where you get a one year approval a maybe two years "team option." It could be something as simple as, if you get you approval tonight, it would be one year from today, before that year expires, you have to send a letter to Julie requesting that we exercise your second year option. And we would vote on that, and before the second year expires, same thing for a third year and we would vote on that. That gives us the opportunity to have another bite at the apple in case things aren't looking as good as they are right now.

Chairman Maugeri added if we were to approve that, it would be your responsibility to send the letter, just like it was your responsibility to take care of the signs. If the letter doesn't come in, and the approval expires, it expires and you're going to have to come back in again. At the end of three years, I think you're going to have to come back before us and ask for another extension.

Mr. Fiore responded I believe that's fair.

Bob Rushton stated he thinks that is fair for Woolwich Commons, but for Main Street, what's the timeline on that? Even a 5 year extension, I don't think anything is going to happen in 5 years.

Mr. Fiore responded I'm not in a position to speak to time. We put 5 years because that's what the previous extension was.

Mr. Peacock stated that Chairman Maugeri's' proposal would apply equally to all 4 signs.

Chairman Maugeri responded yes, one whole sign package.

Mayor Schlump stated what we would hope for is that in roughly a year's time the sewers in and we won't have them up on Commons, because Commons is being built. So it would just be two signs left up for Main Street.

Bob Rushton stated my thought on Main Street is that it's so far away, that 5 years isn't going to help. Why have those signs there for 5 years, so that in 5 years we have to tell them to update them, take them down or build something.

Chairman Maugeri stated if we do it in the three year extension, we can talk about it at the end of the three years.

Matt Blake stated reevaluate and have a conversation, that's the opportunity this gives us.

John Juliano asked in terms of the freshening up of the signs, how would that work? Would you be working with Matt or Tim or the Mayor?

Mike Aimino stated you could have as a condition of approval that the applicant works with representatives of the Board which could include Tim, Matt, the Mayor or the Chairman, whoever he may designate. And as long as they could agree upon the look of the sign, then it could move forward as a condition. If they can't be in agreement, then they would have to come back before the Board as a whole to make the decision.

Mr. Fiore stated just so I am clear, those signs are there to advertise our development, Tim had mentioned this is called Kings Landing, I don't know that our company would

be comfortable with putting that kind of verbiage on our marketing signs. As I mentioned previously, there is only so much space on them. If you drive by quickly and the letters are small, they don't do anybody any good. They are not effective. I would agree to go back to our sign company and say we are going to change the colors, change the verbiage, and clean up the potential tenants that are coming. But I wouldn't think we would be adding a whole lot more than what is already there. We can't put a site plan on it. Driving by at 45 mph, the letters have to be so big for it to make any sense.

Mike Aimino stated the other alternative, if you are not willing to do it as a condition, it may be that you'd have to come back before the Board with a proposal as to what the signs are actually going to look like so the Board can vote on it.

Sue O'Donnell asked what the main thing we are looking for is. Freshening up, and updating? To me, that sends a message to the resident that there is something happening.

Chairman Maugeri clarified that putting Kings Landing on the signs would interfere with the branding that you have established.

Mr. Peacock responded correct.

Mike Aimino asked what a reasonable time would be for their sign people to come back with something.

Mr. Fiore answered 30-45 days.

Chairman Maugeri stated 30 days is reasonable.

Tim Kernan stated you could set the anniversary on June 30th. That way between now and June 30th you could negotiate, come to an agreement, have the signs made and put up.

Mike Aimino added if it is not decided by June 30th, then come back to the Board.

Matt Blake stated that he wants to be reasonable and give them time to get something to us and then react. Because then on the other hand, we may need time too.

Mike Aimino asked would you want to do 90 days. That would give them time to present, and you time to respond.

Matt Blake responded yes.

Chairman Maugeri stated to be clear; it is all worked out in 90 days, as far as what the content of the signs would be.

Mr. Fiore added and installed.

John Juliano asked if the one year extension would begin 90 days from now, or one year from today.

Mike Aimino responded a year from the 90 days.

Chairman Maugeri stated I would appoint Tim, Mayor Schlump and Matt Blake to be on the "Sign Reasoning Committee."

Mike Aimino asked if everything is acceptable by the applicant as a condition.

Mr. Peacock responded yes. And going back to the one year option and sending a letter to the Board, does that letter trigger another appearance at the end of that year?

Chairman Maugeri explained you would send in the letter, we would put it on an agenda, and we would vote on it. We would vote whether or not to exercise next year's option. You don't have to be here.

Mike Aimino added if it was voted down, they would have the option of coming back in front of the Board.

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

With no comment from the public regarding this application, John Casella made a motion to close public which was seconded by Bob Rushton. All were in favor.

John Juliano made a motion for temporary variance approval for the Wolfson Group with the applicant agreeing, as a condition of approval, to work with the Township as to the content of the signs for a 90 day period or when the signs are put up. The applicant will receive one year approval with two year options requiring a letter to be sent and voted upon each year to renew the approval. The applicant does not have to appear, but should the letter be late, the applicant must reapply. If the letter is voted down, the applicant would have the right to come back before the Board based on testimony and agreements made today. At the end of the three years, the applicant will have to apply for approval extension again.

Motion was second by John Casella.

Roll Call was as follows:

Bob Rushton – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano- Yes, Mike Iskander – Yes, Sue O'Donnell – Yes, Chairman Maugeri – Yes.

Next on the agenda was a discussion item regarding Township Committee resolution R-2018-110, authorizing the Woolwich JLUB to make an investigation and hold public

hearings to determine whether certain areas are in need of redevelopment pursuant to N.J.S.A. 40A: 12A-1, et. seq.

Tim Kernan explained it is Township Committee's desire to have him investigate

Block 4, Lots 1, 2, 3.03 and 4

Block 28.01, Lot 2

Block 28.02, Lots 11 and 11.02

Block 28.04, Lot 7

Chairman Maugeri asked Tim to briefly explain the advantages of naming something a redevelopment area.

Tim explained one advantage is the Township could enter into a PILOT agreement with the chosen redeveloper.

Chairman Maugeri stated it gives the Township a lot of flexibility in naming redevelopment contractors and fast tracks the development.

Chairman Maugeri stated for the record that this does not acquire enhanced powers of eminent domain or condemnation.

Mike Aimino responded correct. It is in the resolution.

Bob Rushton made a motion to authorize Tim to look into the redevelopment of the blocks and lots discussed. Which was seconded by John Casella.

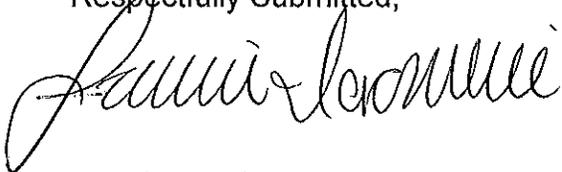
Roll Call was as follows:

Bob Rushton – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano- Yes, Mike Iskander – Yes, Sue O'Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.

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

The JLUB meeting adjourned at 7:59 PM

Respectfully Submitted,



Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file