

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
JUNE 7<sup>TH</sup>, 2018  
MINUTES**

Chairman Maugeri called the meeting to order at 7:05 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 –Absent, Mike Iskander – Present, John Juliano – Present , Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Carleton – Present, Beth Sawyer –Present, Bob Rushton – Present, Mayor Schlump – Present.**

Also present: Mike Aimino – Solicitor, Steve Nardelli – Engineer

Next are the minutes from the Regular Meeting of April 19th, 2018. John Juliano made a motion to approve the minutes as written and was seconded by Bob Rushton. All were in favor except Matt Blake who was unsure at the time if he attended so he abstained. (It was later determined that Matt Blake had attended.)

Resolution #2018-14 Regarding Application No. JLUB - 2018-001 of Solar States on behalf of John Schenck. Denying a bulk variance request for property located at 391 Asbury Station Road. Designated as Block 20, Lot 1.02. John Juliano Made a motion to approve the resolution which was seconded by Bob Rushton.

Roll call was as follows:

**Bob Rushton – Yes, John Juliano – Yes, Dave Glanfield – Abstain, Beth Sawyer – Yes.**

Resolution #2018-15 Regarding application No. JLUB – 2018-005 of Wolfson Group, Inc. Granting a Temporary Sign Variance for property Known as Woolwich Commons and Main Street at Woolwich. Designated as Block 57 Lots 5, 8, 9 and 10 and Block 60 Lots 1, 2, 3, 4 and 5. John Casella made a motion to approve the resolution which was seconded by Bob Rushton.

Roll Call was as follows:

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

Next on the agenda is the new business of Summit Ventures, LLC. Villages II Amended Preliminary Major Subdivision. Block 28, lots 5, 6, 01, 15 and 16.

Beth Sawyer recused at 7:09 PM.

Robert Baranowski of Hyland Levine representing Summit Ventures LLC introduced himself, Larry Ragone of Summit Ventures who is also professional planner and Paul Witthohn who is a professional engineer with Consulting Engineer Services.

Larry Ragone of Summit Ventures, LLC and Paul Witthohn of CES were sworn in.

Mr. Baranowski stated that the Board has previously accepted Mr. Ragone as a professional planner and Mr. Witthohn as a professional engineer and asked that they Board does so again tonight.

Chairman Maugeri and Mike Aimino both accept the request.

Mr. Ragone began by explaining they are here for an amended preliminary major subdivision approval for Villages II and Hi-Lo Farms and also the second item which is a final for Villages II.

Referring to A-1, which is the overall 1650 acres plus or minus of Weatherby, Mr. Ragone continued with a brief overview of where the applications sit in the project.

Referring to A-2 the 2016 preliminary approval for Villages II and Hi-Lo Farms, Mr. Ragone explained that they have always viewed Villages II and Hi-Lo Farms as separate from a geometry stand point. Some of you are familiar with the ordinance that was recently adopted over the last 6 weeks which solidifies the transfer of development units from Hi-lo Farms, into the overall Weatherby plan without creating more units. So that allows us to blend the whole project together without keeping them separate. What that does, by removing that lot line, it takes us over to what we have before you tonight it creates a much better plan from a geometry standpoint.

Referring to A-3 which is the amended plan to be approved, Mr. Ragone continued we've had this in front of the subcommittee several times working through this over the last year. So you see an almost mirror image what we have here, it gives us better circulation going through the job without that lot line there. So that is one of the changes that we have in the plan. The other thing is that it incorporates some changes from the Columbia gas line. They were reflected in the other plan as well but when we got into the design if this new section and additional storm water mismanagement basins and so forth, they get moved down. We got rid of two cul-de-sacs and put the storm water management basins there. It works better that way and it also works as a buffer as we get closer to the Turnpike. Overall we just think it's a better design.

Mr. Ragone stated the plan in 2016 combined had 453 units all together. Our new plan is 10 lots less with 443 units.

Chairman Maugeri asked if the lots sizes changed.

Mr. Ragone responded not from this plan no. I was here not long ago informally and we talked about some changes that we made and we said we would be back before the Board with a plan that reflects those changes on a grand scale. That is the plan you have before you tonight.

Referring to A-4 which is a plan that shows the open space, Mr. Ragone explained we are showing some of the areas where open space got picked up. Not too much different than before, there are about 13 acers of open space.

From an overview of the preliminary, that's essentially our application and what we have for that. We have gotten the engineers report; we've reviewed and responded to it. We will talk about a few more details when we get to the final.

Steve Nardelli briefly reviewed his letter.

Chairman Maugeri asked Mr. Nardelli if they have fully addressed any concerns he had.

Mr. Nardelli responded yes.

Chairman Maugeri asked Mr. Nardelli if he feels this is a better version of their plan.

Mr. Nardelli responded absolutely.

Mike Aimino asked the applicant and Steve if they are both in agreement.

Mr. Nardelli and the applicant agreed.

Deputy Mayor Carleton made a motion to open the meeting to the public which was seconded by John Casella. All were in favor.

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

Referring to A-5 which is the overall approved pedestrian circulation plan, Mr. Ragone wanted to address the Boards desire to have them extend the bike path along Auburn Road. Our goal is to provide pedestrian connectivity throughout the entire project making it a walkable community.

Moving to A-6 which is a blow up of a portion of A-5, Mr. Ragone stated they have added a piece along Auburn Road that the Board had requested.

Matt Blake stated that in some of our internal conversations we have talked about the light on Auburn Road. There were some concerns with respect to the lack of lighting. It's a hill, it gets very dark at night and people are very much out and about because of

these great public pathways that we've created. I thought that Summit Ventures had indicated they were going to look into locating a light at that crosswalk or whatever other features that might put some light on that area so when people are crossing at night motorists can see them and we can render that intersection safer for pedestrians.

Paul Witthohn stated they have reviewed that and a few other factors would come to play. Sometimes safety is about expectation so as a development gets fully finished and you have more additional traffic, as you come down the road you are going to expect it and you are going to see it's going to be lit up. Right now there are a few vacant lots there so it's dark. There is an opportunity to put another street light there. We will go back to the board and let you know our thoughts.

Chairman Maugeri stated he does not know if it is an issue of whether the lots are vacant or not. It is the intersection itself, not the lots that are adjacent too it. It is the intersection that's dark.

Mr. Ragone stated if the Board comes up with a design then we could be open to looking.

Mike Aimino asked if they would be agreeable to making a condition of approval that the applicant and either the engineer or the Board work on a design for that to the satisfaction of the engineer.

Mr. Nardelli agreed.

Mr. Ragone stated it may come down to just a street light.

Chairman Maugeri agreed it probably is just a street light. Nothing complicated.

Matt Blake added that he reviewed the plans and had some concerns about the landscaping treatments, specifically the tree species. I suspect most members of this Board would agree that this is a fairly dense development and there is not a lot of useable open space. There is a fair amount of beauty strips and basins. Overall this looks like a good product, but I would like to see some nice amenities with respect to the landscaping. So when I see things like 32 ash, I'm not sure if you are aware but there's this emerald ash borer that's eating its way across the United States which is going to render American ash tree and all the varieties. Similar to what happened to the American chestnut tree. I believe it is already in New Jersey.

Matt Blake continued the other species I was really unhappy with were the 64 white pines. This is probably the number one worst tree to plant in suburbia. If you remember the last ice storm when you drove past the golf course and it seemed like very evergreen tree was just shattered, they were all white pines. They look great when you plant them, they're cheap, they grow quick and they provide a great hedge. But as they grow up, all the limbs underneath drop down so if you are trying to create a hedge, they

hedge goes away, there's a lot of pollen, a lot of sap that ruins cars. And then the worst thing, just when the limbs get big enough in about 10 or 15 years, they drop and they fall. I just couldn't imagine a worse tree for suburbia. The other one were red cedars. Another great native tree, and really good for naturalized setting, but it just doesn't have much going for it aesthetically as far as a street tree.

Matt stated he had put together a list of easily accessible possible replacement trees. What I would like to see is some receptivity to work with me and have the engineer take a look at the list.

Mr. Ragone stated we absolutely agree and we will review your list. We will work with Matt and Steve as a condition of approval to come up with a landscape plan.

John Casella made a motion to approve the application on the conditions of the streetlight and landscape plan. Seconded by Bob Rushton.

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.**

Next on the agenda is the new business of Summit Ventures, LLC. Block 28 Lots 6.01 and 15. Villages II at Weatherby Section 2.1 Final Major Subdivision.

Mr. Baranowski stated he will take the same approach as the last application.

Mr. Ragone referred to B-1, which is the open space plan used in the previous application, to show where section 2.1 is.

Mr. Ragone referred to B-2 which is a color rendering of the 40 lots of section 2.1.

Mr. Ragone touched on the issue of open space. There was a preliminary approval that originally showed open space in a specific area going back to a 2010 approval. Since that approval, one of the things the Town had desired to have was a piece of ground we had scheduled for development. They were interested in putting together a park/recreation system along Raccoon Creek tying in with the park they already have, and would we be interested in supplying that land. The short answer is yes, we did. That was 33 acres of open space. We had already pretty much met our open space requirement for the GDP. The Town swapped open space in the plan for the Villages II for the 33 acre parcel. The design of this was reflected in the 2016 approval.

Mr. Ragone continued it is my understanding there are some questions about what we can do for those people who bought there thinking there would be open space. Through a series of meetings we looked at that what we could do. So we are proposing in this

final, if this is acceptable to everyone, a 30 foot wide strip and within that strip is a drainage easement that would stay wooded.

John Casella asked who owns the easement.

Mr. Ragone stated the association would be responsible for maintenance if you ever needed it.

Mr. Ragone continued beyond that easement there would be another 20 feet which we would leave wooded.

Chairman Maugeri asked if it is currently wooded there.

Mr. Ragone stated it is currently wooded.

Chairman Maugeri asked and it would remain wooded.

Mr. Ragone responded it would remain wooded up to 30 feet.

Mr. Ragone added we would place on top of that, for these lots that contain that area, a deed restriction.

Chairman Maugeri asked each lot would have a deed restriction of its own for the portion of the wooded area that is within their lot.

Mr. Ragone responded correct.

Chairman Maugeri stated that will prevent them from cutting those trees down at a later date.

Mr. Ragone responded correct.

Mayor Schlump asked of the easement that is in there is a pipe.

Mr. Ragone answered underground storm pipe.

Mayor Schlump stated so you cannot plant on top of it.

Matt Blake stated so it's really two separate areas but essentially sort of a no man's land in between.

Mike Aimino asked the applicant if they agree as a condition to submit the deeds and the easements to the solicitor and the engineer for review.

Mr. Ragone answered yes.

Sue O'Donnell asked if they thought about how many trees the HOA would own in the whole project.

Mr. Ragone responded to answer your question exactly; this portion Popular Point, all went to the Township. Everything else beyond that is HOA.

Mr. Ragone continued just to clarify the HOA is responsible for the trees on the common areas.

Sue O'Donnell responded some HOA's, the HOA is responsible for all the trees but this won't be that way. Each person is responsible for all the trees in front of their house and behind their home.

Mr. Ragone stated what this section does is begins the connections of getting over to the school.

Mike Aimino stated the Boards inclination would be to open this up to the public. I am assuming Summit has no objections if we were to do that, is that correct.

Mr. Ragone answered no objections.

Chairman Maugeri stated that since this is a final approval the Board is not required to open the meeting to the public but I think there is some commentary that wants to be made so we will vote on it.

Bob Rushton made a motion to open the meeting to the public which was seconded by Deputy Mayor Carleton. All were in favor.

Mike Lauwers of 29 Longleaf Lane was sworn in.

Mr. Lauwers wanted to thank the Board and Summit for their collaboration to come up with something that is going to be beneficial for everyone. The only question that I have is if the 10 foot easement on the other property is going to be wooded.

Mr. Ragone responded explaining the pipe is already in the ground so whatever vegetation is there will remain.

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

Chairman Maugeri also wanted to thank Summit for getting together with the Board and coming up with a solution for this.

Steve Nardelli briefly reviewed his letter stating that the applicants engineer has responded and indicated they would accept the comments that I have.

Mike Aimino asked the applicant and Mr. Nardelli if they are in agreement.

Both responded yes.

Mike Iskander made a motion to approve the final major subdivision with the condition that the applicant submits the deed restrictions and easement plans for drainage to the solicitor and engineer. 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.**

Beth Sawyer rejoins at 7:55.

With nothing further to discuss Sue O’Donnell made a motion to adjourn which was seconded by Deputy Mayor Carleton. All were in favor.

The JLUB meeting adjourned at 7:55 PM

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

***Minutes not verbatim***

***Audio recording on file***