

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
OCTOBER 4<sup>TH</sup>, 2018  
MINUTES**

Chairman Maugeri called the meeting to order at 7:07 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 – Absent, John Casella – Present, Dave Glanfield –Present, Mike Iskander – Absent, 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 and Matt Baldino - Engineer

Next are the minutes from the Regular Meeting of September 20<sup>th</sup>, 2018. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano.

Mike Aimino announced for the record that the application submitted by Anthony Curiale has been withdrawn and is no longer pending to be heard by the Board.

Next on the agenda was the new business of Summit Ventures LLC. Block 2, lots 2, 7, 8 and 24. Amended preliminary major subdivision.

Represented by Robert Baranowski, Esq.

Mayor Schlump and Beth Sawyer recuse.

Mike Aimino swore in James Miller, professional planner and Eric Littlehales, professional engineer.

Jim Miller identified A-1 as the latest version of the over plan for Weatherby and A-2 as the current application.

Jim Miller explained the reason for the amendment is because they had to make the basins larger and that resulted in a slight realignment of the geometry of the streets and we lost 3 lots. We went from 265 lots to 262. We are looking for the same conditions as the prior approval, it’s just a revision.

Mr. Miller added the only other request we have is to have the ten year approval because it takes a while to bring 200+ lots to market.

Mr. Miller stated we have gotten the ten year approval for Villages II but that's a bigger project. 500+ units.

John Juliano stated if 500 units is ten years, then 262 could be somewhere in the five year range.

Tim Kernan chimed in stating that an approval is forever. The period of time we are talking about is a protection from the Township changing the zoning on the property. So it protects them against the town making a zoning change.

Chairman Maugeri asked Mr. Miller if they would be okay with 7 years from tonight.

Mr. Miller responded yes.

Tim Briefly reviewed his letter.

Tim asked if Mr. Miller could state for the record that they are still the owners.

Mr. Miller responded yes.

Chairman Maugeri asked Mr. Miller what is proposed for the small field past the construction entrance.

Mr. Miller responded when we re did the developers agreement; we folded that into the town center area because that enables us to put something there that might be commercial or professional. And I think that's the direction it's going now.

Tim continued reviewing his letter and asked Mr. Miller if they would agree to treat Auburn Road the same as Section II as far as the white vinyl fence, bike path and trees.

Mr. Miller responded in concept they are fine with that and will work the details out at final approval. But yes, they are in agreement.

Tim asked if lot 55 with be landscaped.

Mr. Miller responded yes.

Mr. Miller addressed that regarding the pedestrian path, they have a similar situation here as they do with Villages II. Connecting it requires a tremendous amount of environmental permitting and we need to get together with the county to figure out how we are going to make that connection. We're not able to go much beyond where the wetlands boundary until we get additional permitting. We can't commit to extending it until we get the permitting. We need permits from the County and potentially the DEP.

Mike Aimino stated it could be subject to permitting form the County and State. Is that acceptable?

Mr. Miller responded yes.

Chairman Maugeri asked what the minimum distances between the houses in that section are.

Tim responded it is required to be a minimum of 12.

There was a brief discussion regarding the concern of getting to the back yards with the distance being 12 feet between homes.

John Casella asked who owns the landfill.

Mr. Miller responded GNCC.

John Casella asked and they maintain it? And after the job is done they are still going to maintain it?

Mr. Miller responded yes.

Matt Baldino briefly reviewed his letter.

Matt asked for who is responsible for maintaining the retaining walls.

Mr. Littlehales responded they will be around all of the open space lots and will be maintained by the HOA.

John Juliano made a motion to open public which was second by John Casella. All were in favor.

With no comment from the public Bob Rushton made a motion to close public which was seconded by Dave Glandfield. All were in favor.

Bob Rushton made a motion to approve the amended preliminary major subdivision with the conditions of approval being a copy of the deed, copy of the easements restrictions and covenants, a 7 year approval, waive the fence around the basin, when they come in for final we will need to see a storm water maintenance plan and a phase plan. Including everything in Tim and Matt's letters and all other agreements made here tonight. Which was seconded by John Juliano. Roll call was as follows:

**Bob Rushton- yes, John Casella – yes, John Juliano- yes, Deputy Mayor Carleton – yes, Dave Glanfield – yes, Chairman Maugeri – yes.**

Mayor Schlump and Beth Sawyer return.

Next on the agenda was the new business of DM Woolwich, LLC. Block 5, Lot 7.03. 121 High Hill Road. Preliminary and final major site plan.

Represented by Gregg Adelman, Esq.

David Fleming and Rick Ricciardi from Marathon Engineering were sworn in.

Mr. Adelman began by explaining the applicant is proposing to construct a 60,435 square foot, one story, industrial warehouse that includes approximately 2000 square feet of office space.

Mr. Ricciardi identified A-1 as the site plan for the proposed warehouse dated October 1<sup>st</sup>, 2018.

Mr. Ricciardi explained that the subject property is a 7.3 acre parcel of land located right off of High Hill Road. Referring to A-1 Mr. Ricciardi explained the project site and surrounding areas, features and zoning.

Mr. Ricciardi continued to explain the 5 variances they are seeking.

There was a brief discussion regarding emergency access to all sides of the building.

Chairman Maugeri asked the applicant to identify the entrance and exit to their building on A-1. Once identified, Chairman Maugeri then asked if they have thought about switching them. Chairman Maugeri raises the concern that when the games that are held in the park let out, there will be cars coming around the corner at the same time tractor trailers are exiting the parking lot of the proposed warehouse.

Mr. Fleming responded absolutely.

Mr. Adelman chimed in after speaking with his client asking if they could move it more towards the middle so it's further from the curve.

John Juliano asked what the anticipated hours of the warehouse would be.

David Erlbaum from DM Woolwich, LLC was sworn in.

Mr. Erlbaum responded that they do not know who the user is going to be, so it's hard to determine what the hours of operation will be. The large majority of the tenants in the warehouse business operate Monday- Friday normal business hours.

Mr. Erlbaum also mentioned that the size of the building is such that, even though you're seeing quite a few loading and unloading positions, it's highly unlikely that were

going to get somebody that has that much product turnover just given the size of the building.

Mike Aimino asked if the applicant would be agreeable to switching the exit and entrance.

Mr. Adelman stated yes, they will look at switching them and the alternative would be to move it as far away from the curve as possible.

There was further discussion about site access and circulation.

Chairman Maugeri brought up the issue that if a truck turns right out of the site, and goes to the park, there would be no place for a truck to turn around safely unless they go onto a playing field.

Chairman Maugeri continued that a sign would not help and what he would like to see is the exit landscaped and built out so that it's curved and they cannot turn right without climbing over a curb. A sign is not going to cut it.

Mike Aimino asked if the applicant would be agreeable as a condition of approval to rework the circulation, put up a sign indicating no right turn, and design the exit such that you have to make a left turn back to High Hill and to work with our professionals.

John Juliano added to make the entrance rather visible so they do not miss it and end up with the same problem heading into the park.

Mr. Adelman agreed.

Beth Sawyer asked if it would be possible to create a separate, private entrance to the site instead of sharing the same road as the park.

Mr. Adelman stated there is not enough room.

Mr. Adelman reminded the Board of the history of how that access came about. While it was undeveloped, the landowner gave it to the municipality to be able to have access knowing they can come back to develop the parcel.

Chairman Maugeri added that when the access was granted to the Township by the owner, it was anticipated it seems, that that site would be developed in this way. I think it was anticipated that that truck traffic would be coming.

Chairman Maugeri asked John Juliano when the park typically starts to get used during the weekdays.

John Juliano responded about 5pm for all seasons.

Chairman Maugeri asked the applicant if they would agree to a condition of approval of not having trucks on the weekends.

Mr. Adelman responded we don't know the user. It would be easier if we did. However if you impose such a condition, we may never have a user.

Dave Fleming added that he has been doing this for 35 years and has built a lot of warehouses. The smaller size doesn't generate a lot of big trucks or use a lot of doors.

There was a discussion about the number of doors and how much truck traffic would be created.

Chairman Maugeri stated that yes, and 60,000 square feet is a lot of square feet, but not in this industry. It's tiny in the warehouse industry and the amount of trucks that size is going to generate is not a lot.

Beth Sawyer asked what kind of business do you usually get with that kind of square footage.

Mr. Erlbaum responded generally smaller building product distributors, whether it's flooring or plumbing distributors. Maybe some dry food distributors. With the size of this building it's not going to be bulk products.

Mr. Adelman added that keeping with the smaller uses, we've provided 56 car parking spaces, where only 28 is are required.

Chairman Maugeri stated your anticipation is more for smaller vehicles.

Mr. Adelman responded correct.

Beth Sawyer asked since the building has the ability to fit 23, do they intend to build all 23 doors or wait until they have a tenant to construct the building and then decide how many doors to build.

Mr. Erlbaum responded assuming they get the approvals, they will go ahead and construct the building but not construct all 23 doors. The general market delivery without knowing the tenant is usually 1 door per 10,000 square feet. So in this case it might be 6 doors.

Chairman Maugeri asked if the applicant would agree as a condition of approval to a lesser amount of doors.

Mr. Erlbaum responded he is not senior enough to make that kind of decision. However given the size of the building he does not think they would be opposed to that, but would have to circle back.

There was a brief discussion about changing the position and the way the building faces. However, due to waterlines extended on the property via easement, they can't move the building.

Chairman Maugeri stated that it sounds like there is some reworking that needs to be done to the plans. Possibly switching the entrance and exit, moving them down, configuring the exit so trucks can't turn right, traffic calming devices, better identifying the entrance, signage and the question of how many doors.

Chairman Maugeri asked if the applicant would be amendable to going back to the drawing board to figure this out.

Mr. Adelman they would come back with revisions.

John Casella made a motion to open public which was seconded by Dave Glanfield. All were in favor.

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

The applicant agreed to waive any and all statutory time limits in which to issue an approval.

Mike Aimino stated that no additional notice will be required and it will be rescheduled for the next meeting on October 18<sup>th</sup> at 7 pm.

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

The JLUB meeting adjourned at 8:50 PM

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

***Minutes not verbatim***

***Audio recording on file***