

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
OCTOBER 18TH, 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 – Present, John Juliano – Present , Chairman Maugeri – Present, Sue O’Donnell – Absent, Deputy Mayor Carleton – Present, Beth Sawyer –Present, Bob Rushton – Present, Mayor Schlump – Present.

Mike Iskandar recused himself from the remainder of the meeting.

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner and Matt Baldino - Engineer

Next are the minutes from the Regular Meeting of October 4th, 2018. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except Matt Blake who abstained.

Resolution #2018-22 Regarding application No. JLUB 2018-006 of Summit Ventures, LLC. Granting Amended Preliminary Major Subdivision Approval for Property Designated as Plates 2, 2.06 & 2.07, Block 2, Lots 2, 7, 8 & 24; Commonly Known as Four Seasons at Weatherby - Phase 3. Bob Rushton made a motion to approve 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.

Next on the agenda was the continuance of DM Woolwich, LLC. Block 5, Lots 7.01. 121 High Hill Road. Preliminary and Final Major Site Plan.

Mike Aimino stated for the applicants knowledge that Matt Blake was not at the last meeting when the above application was initially heard. However, he has listened to the reordering and signed a certification to that effect. Matt Blake confirmed for the record which allowed him to hear and vote on the application.

Mike Aimino swore in David Erlbaum, Rick Ricciardi and Dave Fleming.

Gregg Adelman represented DM Woolwich, LLC.

Dave Fleming began by giving an overview of the project referring to A-1 which was the original plan the applicant proposed at the October 4th meeting.

A-2 was identified as the revised access and loading plan dated 10/15/2018.

Mr. Fleming stated the elements of the changes are the loading doors went from 23 to 15 and we moved the loading doors further south and away from the park. Other critical changes are we eliminated the original access points and created one central driveway. The geometry of that access is proposed a little wider to facilitate truck turning movements and the curb configuration is such to prevent trucks from making a right turn. Additionally, the other façade is shifted as far away as practical. The concept plan also shows two speed tables which will force everyone in the vicinity of this driveway to be driving at the right speed. Another feature is making sure the site identification sign is in the right spot and facilitates proper identification for those who may not be familiar with the area.

Chairman Maugeri asked how far off the road is the property identification sign.

Mr. Fleming responded roughly 200 feet.

Chairman Maugeri asked if the applicant would be amenable to moving the property identification sign close towards High Hill Road so truck drivers can see it better.

Mr. Erlbaum stated yes.

Mr. Adelman stated they can add a sign identifying the park as well.

Bob Rushton stated if we are looking to share the sign we should probably get a variance to allow the sign to be bigger. If we are taking their space, we should allow the signs to be bigger.

Mr. Adelman agreed.

Mike Aimino asked the applicant to confirm they included the “catch all” phrase which would allow for any and all other variances that may be required.

Mr. Adelman provided the notice to Mike Aimino who verified the public was placed on notice that there could be other variances or waivers.

Chairman Maugeri asked Tim what the ordinance allows regarding the size of the sign.

Chairman Maugeri called for a 5 minute recess.

The meeting returned at 7:40 PM.

Mr. Adelman stated the zoning ordinance section 203-79B2 permits for non-residential uses signage of 1 business and up to 5 businesses occupying the same building, to have sign of 75 square feet in area and 20 feet high. We would propose to the Board that if the Township wants to add a sign for the park, then that would just be an addition to what is already permitted under the ordinance. The design would be subject to Township review prior to permitting.

Chairman Maugeri stated so you would be at your maximum and anything additional for us would be a variance.

Mr. Adelman responded yes.

There was discussion about the size and location of the sign.

It was decided that the sign would be 100 Square feet 25 feet high. The ordinance allows them a 75 foot sign; the additional 25 square feet will be allotted to the Township for a park sign.

Chairman asked the applicant if they would be agreeable to the above and having the design and location worked out with the planner.

Mr. Adelman responded yes.

Mayor Schlump asked if the sign will be lit.

Mr. Adelman responded the sign will be backlit.

Mayor Schlump asked if they would consider putting something like a bollard next to the speed tables to prevent cars from driving on them with one wheel.

Mr. Adelman responded it may not be a bollard but something equivalent.

Matt Blake raised some concerns about buffering and landscaping.

The applicant agreed as a condition of approval to work with the planner on the landscaping and inclusion of a berm.

Tim Kernan briefly reviewed his letter.

Chairman Maugeri asked the applicant if they would agree as a condition of approval to prevent the warehouse from being refrigerated storage.

The applicant agreed.

Dave Glanfield raised the concern of whether the access road off of High Hill is rated for heavy truck traffic.

After discussion the applicant agreed to be responsible for repairing the road, if needed, after 2 years of occupancy as long as it is because of the truck traffic from High Hill road to their driveway.

Matt Baldino reviewed his letter.

Rick Ricciardi explained the 6 variances they were seeking.

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

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

Bob Rushton made a motion to approve the application with the variances, waivers and conditions of approval discussed tonight. Seconded by John Casella. Roll call was as follows.

Bob Rushton- Yes, Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Dave Glanfield – No, Beth Sawyer – No, Chairman Maugeri – Yes.

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 8:33 PM

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file