

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
March 2, 2017**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:03 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.

The Oath of Public Office was administered by Mike Aimino to the following members:

- ▶ Robert Rushton – Joint Land Use Board Vice Chairman
- ▶ John Juliano – Class IV Member

Roll call of the Members Present:

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

Also Present Mike Aimino – Solicitor, Tim Kernan – Planner and Steve Nardelli - Engineer.

Next are the Minutes from the Re-organization and Regular meeting of January 19, 2017. S. O’Donnell made a motion to approve the Minutes as written and was seconded by J. Casella. All were in favor except B. Rushton and J. Juliano who abstained.

Continuing on to New Business with Summit Ventures, LLC – Villages I, Section 6 (Village at Weatherby Place) Final Major Subdivision & Site Plan ~ Block 28.02, Lot 13.01 and Block 32, Lot 3.

Beth Sawyer recused herself from this portion of the meeting.

Mr. Robert Baranowski, the attorney for Summit Ventures, LLC from the law firm Hyland Levin in Marlton was present to represent the applicant.

Jay Sims of CES Engineering in Sicklerville and James Miller of Summit Ventures a professional planner were sworn in by Mike Aimino.

Mr. Miller explained application is for final and believes plans are compliant. Mr. Miller stated there was a couple landscaping items that he would like engineer to work out final details with JLUB Planner, Tim Kernan.

T. Kernan discussed his review letter dated February 23, 2017. The application is in Villages I, Section 6 to be named Village at Weatherby Place. The final section of 121 townhomes will be completed in three phases. Mr. Baranowski stated that all townhomes will be three bedrooms. Mayor Schwager asked how the applicant will number the phases. Mr. Miller and T. Kernan stated Section 6.1, 6.2 and 6.3.

T. Kernan referred to Page 4, regarding Bulk Requirements under Rear Yard Setback. The requirement is 20 feet. The plan conforms with the exception of proposed Block 28.40, Lots 23-36. Mr. Miller agreed to revise the plan to conform. T. Kernan continued with review comments on Page 5, compliance with amended preliminary approval. Additional landscaping is recommended in the 35' buffer area to complete the perimeter buffer adjacent to block 28.02, lot 13. T. Kernan stated applicant agreed, but cannot put in to 35' buffer area because of access easements. Mr. Miller stated an emergency access right-of-way and a right-of-way that goes to Aqua caused limitations on the types of trees that can be put in. Mr. Miller agreed to put additional landscaping in and agreed to work with JLUB Planner as a condition of approval. Mr. Miller agreed to comply with all other items from T. Kernan's review letter.

S. Nardelli briefly mentioned his review letter dated February 14, 2017. S. Nardelli stated applicant submitted a response letter since then and indicated that applicant would address all of his comments. S. Nardelli mentioned item number 19, which the applicant worked out. S. Nardelli stated applicant agreed to comply with comments and he was good with everything else.

Mayor Schwager mentioned to applicant that Kingsway has a new Transportation Director and the township committee is in the process of creating an ordinance that will require applicant's at final to submit a plan sheet that shows road names and if possible street addresses to both school districts (Kingsway Regional and Swedesboro/Woolwich). Mr. Miller agreed to comply as a condition of approval even though the ordinance is not adopted yet.

S. O'Donnell asked if each section of the Villages would have its own home owners association. Mr. Miller stated there is an umbrella association that covers the entirety of Villages I and there are sub associations for each individual section. J. Juliano asked if subsections have certain authorities to do things or do they have to go to main association. Mr. Miller stated the authority is divided.

With nothing further to discuss, B. Rushton made a motion to approve the application for Villages I, Section 6 Final Major Subdivision and Site Plan with all the condition agreements made here tonight.

M. Iskander seconded the motion. Roll was as follows:

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, S. O'Donnell – yes, Deputy Mayor Rizzi – yes, M. Iskander – yes, Mayor Schwager – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Moving on to Summit Ventures, LLC – Sign Package for Section 5, Villages I at Weatherby, Block 28, Lot 14, Block 28.02, Lot 13.01, Block 28.04, Lot 7, Block 29, Lot 3 and Block 32, Lots 1 & 3 and Villages II at Weatherby, Block 28, Lots 5, 6.01 & 16.

Mr. Robert Baranowski, the attorney for Summit Ventures, LLC from the law firm Hyland Levin in Marlton was present to represent the applicant.

Paul Withohn of CES Engineering in Sicklerville and James Miller of Summit Ventures a professional planner were sworn in by Mike Aimino.

Mr. Withohn has been a Professional Engineer since 2008 and has been designing subdivisions and site plans for over 10 years. Mr. Withohn testified at the previous signage hearing before the JLUB. The Board accepted Mr. Withohn's qualifications.

Mr. Miller provided overview of application. Mr. Miller stated the sign package is for Villages I and Villages II of Weatherby. The sign package is a revision to previous sign package approved in 2013. It involves 6 sections of project and 400 acres. Mr. Miller provided tables to the JLUB members and marked Exhibit as A-1.

Mr. Miller started with the permanent signs. Mr. Miller mentioned Pier signs are primarily along Hazel Boulevard. Almost all of the Monument signs require variances for size and setback. Chairman Maugeri asked if there is any way to reduce the size of M2 signs for Tenby Chase to look like M3 signs. Mr. Miller stated yes, the signs can be scaled back to reduce the height and width. Chairman Maugeri stated the M2.1 & M2.2 signs will be reduced to 40 SF. The JLUB members, professionals and the applicant agreed. M4.1 and M4.2 require setback variance. The 6 Way-Finding signs are within Tenby Chase and require size variance.

Mr. Miller continued on with the temporary signs. The triple-faced corner sign is a replacement sign that is more attractive and more visible than existing sign. A variance is requested due to the size and setback. The existing sign is 10 ft. high and proposed sign would be 12 ft. high. Mr. Miller stated the additional height is needed to get the sign to work. There are 5 community id signs that require a setback variance. The temporary signs will come down once the project is finished. Next are the 23 directional/features signs and a setback variance is required. Moving on to 14 directional/features signs for Tenby Chase and again a setback variance is required. The 5 direction amenity – JP Orleans signs are all on Auburn Road and are roughly 180 to 200 ft. apart around 4 ft. in height. A size and setback variance is required. There are 3 model home id signs with a setback variance required. The 18 banner/feather signs also required a size and setback variance.

Mayor Schwager was concerned with amount of signs when people are living there. Mr. Miller stated the temporary signs will be removed as phases are built. Chairman Maugeri asked the applicant as a condition of approval will applicant be willing to work with T. Kernan regarding which temporary signs can be taken down. Mr. Miller agreed.

Mr. Miller stated all variances are c variances. Mr. Miller mentioned the positive criteria and negative criteria and stated the benefits outweigh the detriment. Mr. Miller explained that the temporary signs would only be there during construction.

T. Kernan extensively discussed his review letter dated February 23, 2017.

J. Casella made a motion to open to the public which was seconded by B. Rushton. All were in favor.

With no public comment, J. Juliano made a motion to close the public portion and was seconded by J. Casella. All were in favor.

With nothing further to discuss, B. Rushton made a motion to approve application Summit Ventures, LLC – Sign Package with the following variances: the directional signs from 2 sf up to 6 sf in Tenby Chase; allow 5 directional feather signs; 1 pier sign; 1 banner sign; temporary off-premises signs from 24" x 24" x 36" to 33" x 20"; 18 feather/banner signs up to 37 sf for all of them 4 ft. above grade; temporary off-premises location signs from 22 to 63 total signs; temporary off-premises signs from specified hours by ordinance to 24 hours 7 days a week; location signs not affixed with decorative accessories allow 18 feather/banner signs to be done; 2 temporary ground signs allow 5 community id signs 32 sf with a maximum of 10 ft. and setback of 2 ft.; monument signs close to 20 ft. to street allow as proposed. All the variances listed on Exhibit A-1 with the exception of monument signs M2.1 and M 2.2 reduce from 63 sf to no larger than 40 sf. Provide some type of landscaping to T. Kernan's satisfaction. As a condition of approval applicant will work with T. Kernan to determine what temporary signs can be removed. All conditions and agreements made here tonight.

M. Iskander seconded the motion. Roll was as follows:

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, S. O'Donnell – yes, Deputy Mayor Rizzi – yes, M. Iskander – yes, Mayor Schwager – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Chairman Maugeri called for a 5 minute recess at 8:48 pm.

The meeting reconvened at 8:56 pm. Beth Sawyer rejoined the meeting.

Next on the agenda are discussion items. The JLUB briefly discussed Mike Aimino's memorandum regarding waiver of site plan. M. Aimino stated the JLUB discussed fees at the December 15, 2016 JLUB meeting.

J. Casella made a motion to recommend to Woolwich Township Committee an addition to the fee schedule ordinance of \$250 application fee and \$1,000 escrow fee for an applicant seeking a waiver of site plan approval.

B. Rushton seconded the motion. All were in favor.

With nothing further to discuss J. Casella made a motion to adjourn, which was seconded by S. O'Donnell. All were in favor.

The JLUB meeting adjourned at 9:01 pm.

Respectfully submitted,



Tara Simpkins

Joint Land Use Secretary

***Minutes not verbatim
Audio recording on file***