

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
April 6, 2017**

“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 the 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 Rizzi – Present, Beth Sawyer – Arrived at 7:10 p.m., Bob Rushton – Present, Mayor Schwager – Present.

Also Present, Mike Aimino – Solicitor and Tim Kernan – Planner.

Next are the Minutes from the Regular meeting of March 16, 2017. J. Juliano made a motion to approve the Minutes as written and was seconded by J. Casella. All were in favor except S. O’Donnell who abstained.

Resolution #2017-14 regarding Application No. JLUB-2016-012, 2016-013 & 2016-020 of Summit Ventures, LLC granting Sign Package Approval and Variance Approvals for property designated as Villages I at Weatherby, Villages II at Weatherby and Hi-Lo Farms.

B. Rushton made a motion to approve, which was seconded by J. Casella. 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.

Resolution #2017-15 Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee regarding a Redevelopment Area Preliminary Investigation pursuant to N.J.S.A. 40A:12A-1 ET SEQ.

J. Juliano made a motion to approve, which was seconded by M. Blake. Roll was as follows:

M. Blake – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, M. Iskander – yes, Mayor Schwager – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Continuing on to New Business with Lake Park Cemetery, Inc. Minor Site Plan and Bulk Variance ~ Block 45, Lot 5.

Joan Adams, Esq. from the law firm Adams & Adams in Swedesboro attorney to represent applicant was present.

Greg Simonds of GS Engineering in Swedesboro and Robert Gahrs, President of Lake Park Cemetery were sworn in by Mike Aimino.

Ms. Adams asked Mr. Gahrs to give a brief history of Lake Park Cemetery. Mr. Gahrs explained that he has been president of the cemetery since 1970. The first burial occurred in 1872 and the cemetery property was purchased probably in the 1850's.

Ms. Adams stated variances are requested for application and asked Mr. Gahrs to explain what he would like to do with cemetery. Mr. Gahrs stated Lake Park Cemetery is a non-profit corporation and in ground burials are occurring less and cremation is 50%. Mr. Gahrs stated in the State of New Jersey all crematories have to be in cemeteries.

Beth Sawyer joined the meeting at 7:10 p.m.

Mr. Gahrs stated there will be no public access only funeral directors will be bringing the human remains. The cemetery will do the cremation then call the funeral director to pick up the remains. Ms. Adams asked Mr. Gahrs to describe the surroundings of the cemetery location. Mr. Gahrs stated on the southern border of the cemetery is 150 acres of preserved farmland adjacent to where proposed crematory would go. On the eastern border are woodlands that are the borough park. Ms. Adams asked if there are any residential structures anywhere near where the crematory would be. Mr. Gahrs stated no. Chairman Maugeri asked if there was potential for residential development. Ms. Adams stated no it is permanently preserved farmland.

Ms. Adams asked Mr. Gahrs if there are any other crematories in Gloucester County. Mr. Gahrs stated presently there are no other crematories in Gloucester or Salem Counties. Ms. Adams asked Mr. Gahrs if he will retail any headstones or urns. Mr. Gahrs stated that he is not allowed to sell headstones or flowers by New Jersey law. Mr. Gahrs affirmed there will be no retail. It will be burial or cremation only.

Mr. Gahrs stated the proposed crematory would be placed into the existing maintenance building. Mr. Gahrs mentioned the proposed 6ft. fence for security purposes due to human remains being delivered. Chairman Maugeri asked Mr. Gahrs if the funeral directors come back to receive the cremated remains. Mr. Gahrs stated yes.

Chairman Maugeri asked Mr. Gahrs if there would be a smell when cremating remains. Ms. Adams stated the applicant has to be approved by the New Jersey Department of Environmental Protection and they have many standards. Ms. Adams stated there should be no odors or discharges that are anything other than approved by state law and regulated and monitored by New Jersey Department of Environmental Protection.

M. Iskander inquired about the type of fuel used. Mr. Gahrs stated gas and South Jersey Gas would be the provider.

M. Blake asked if there was an industry standard on how far to expect an odor and was concerned about the picnic area near location. Mr. Gahrs stated Lake Park Cemetery will purchase top notch equipment from the biggest supplier in the country. Mr. Simonds stated the picnic area is 600 ft. away. Ms. Adams stated there will be no odor. S. O'Donnell asked how often the state will inspect. Mr. Gahrs stated twice a year.

Mr. Gahrs stated the cemetery needs this crematory as a revenue stream to continue existing. The hours of operation would be 8:00 AM to 5:00 PM. The building is big enough to accommodate 2 cooler units and 2 burner units, but Mr. Gahrs will only have 1 unit to start due to cost. The equipment will be able to complete 6 remains in an 8 hour day. The building is currently a vacant building.

M. Blake mentioned the Joint Swedesboro Woolwich Environmental Commission's concern with sedimentation in some of the creeks and lake. M. Blake stated regarding the adjacent farmland the state inspection reported clearing along the steep slope next to the structure. The state reported broken limbs and trees were pushed into the wetlands. Ms. Adams stated some of this debris may be left over from Columbia Gas installation.

Mr. Simonds explained the details of application. The applicant proposes to convert a 960 square foot portion of an existing 2,400 square foot utility building into a crematory facility. The project includes the following: a 4,900 square foot paved parking area; 3,000 square foot crushed stone area to the south of the paved area; additional crushed stone connecting to the existing gravel and asphalt driveway; both areas enclosed with a 6 foot high chain link fence.

T. Kernan discussed his review letter dated March 31, 2017.

Ms. Adams stated the applicant is requesting a C-2 Variance and believes the benefits outweigh the detriments. The goal is to keep the esthetic as it is today.

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

With no public comment, Mayor Schwager 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 the application for Lake Park Cemetery, Inc. Minor Site Plan with all the requested landscaping and buffering variances and approve all pre-existing conditions.

J. Casella seconded the motion. Roll was as follows:

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

Moving on to Resolution #2017-16 Authorizing Executive Session regarding pending litigation.

B. Rushton made a motion to approve, which was seconded by J. Juliano. Roll was as follows:

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

At 8:01 pm, J. Casella made a motion to go into Closed Session, which was seconded by B. Rushton. All were in favor.

The JLUB meeting reconvened at 8:10 pm with a motion made by J. Casella and seconded by J. Juliano. All were in favor.

Resolution #2017-17 Authorizing the Execution of a Settlement Agreement in the Matter of NAR Farms, LLC V. Woolwich Township Joint Land Use Board and Woolwich Township.

B. Rushton made a motion to approve, which was seconded by J. Casella. Roll was as follows:

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

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 8:12 pm.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

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