

JOINT LAND USE BOARD
of Woolwich Township
REGULAR BUSINESS MEETING
May 4th, 2017

“MINUTES”

Chairman Maugeri called the meeting to order at 7:02 PM

Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act.

Chairmen 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, Deputy Mayor Rizzi-Present, Sue O’Donnell- Not Present, Beth Sawyer – arrived at 7:17, Bob Rushton- Present, Mayor Schwager – Present.

Also present: Mike Aimino – Attorney and Tim Kernan – Planner

Resolution to appoint Jane DiBella as acting secretary for tonight’s meeting made by John Casella and seconded by John Juliano. All were in favor.

Next are the minutes from the regular meeting of April 6th, 2017. Bob Rushton made a motion to approve the minutes as written and was seconded by Mike Iskander. All were in favor.

Motion to accept minutes of closed session of April 6th 2017 made by Bob Rushton, seconded by John Juliano. All were in favor.

Resolution #2017-18 regarding application No. JLUB-2016-018 of Lake Park Cemetery Company, Inc. granting site plan approval and bulk variance approvals for property located at 701 Park Ave, designated as Block 45, lot 5.

B. Rushton made a motion to accept resolution which was seconded by John Juliano. Roll call was as follows:

B. Rushton – yes, M. Blake- Yes, J. Casella- yes, J. Juliano- yes, Deputy Mayor Rizzi- Yes, M. Iskander- yes Deputy Mayor Rizzi- Yes, Mayor Schwager – Yes.

Resolution #2017-19 - Appointing a secretary for the Woolwich Twp Joint Land Use Board.

J. Juliano made motion to approve seconded by B. Rushton. Roll call was as Follows:

M. Blake- Yes, J. Casella- yes, D. Glanfield- yes, M. Iskander, J. Juliano- yes, Deputy Mayor Rizzi- Yes, B. Rushton- yes, Mayor Schwager- yes, Chairman Maugeri- yes.

New Business – Car-Tel Communications, LLC – Bulk Variance (AT&T Sign Variance). Block 12, Lot 2.01. 2015 Route 322

Beth Marlin from Brown and Connery introduces the three people she brought with her, Kelly Wagner, Roland Victor, and Robert Bianchi. All three were sworn in.

Beth Marlin asks Mrs. Wagner if she feels the current height of the letters, which is 24 inches, is in danger of visibility because of how far the building sits back from 322. Kelly replies yes. Kelly explains that the sq footage, 34.05, is also too small because of the distance. The sq. footage in the application was 43 sq ft. smaller than the existing sign. Beth asks Mrs. Wagner the height from the ground to the top of the sign which is 17ft and 15/16th inches so that the sign will be centered on the store front and consistent with DD sign. Current lighting is "illuminated face lit". What is the difference between face lit and back lit? Face lit (internally) letters are more visible from highway and pedestrian traffic, whereas back lit letter will just outline on the building.

Mayor Schwager asked what is the size of the banner sign on the building now? How big is the DD sign? The DD sign 56 Sq ft including cup. Will the new sign be turned off at night? Yes at 10 PM.

Joe Maugeri asks if they are willing to make the turning the sign of at 10 PM a condition of the approval. Yes.

Joe Maugeri questioned what the code currently requires now as far as height?

Mr. Kernan replies 14 ft. Top of sign to sidewalk, 24 sq. max sign vs 34 ft.

Mr. Kernan adds that the sign was crafted when this area of town was going to be a walkable town center. But it is now more highway commercial.

Beth Sawyer entered at 7:17pm

Summarization by Beth Marlin : Several variances- variance for area of sign asking for 34 sq. foot instead of 24 sq ft. , max letter size of 24 inches, max height above sidewalk of 17.5, max sign height of 40 inches including symbol, face lit letters vs back lit letters, placement of sign on side of building. The Applicant agreed as a condition of approval that the lights would be turned off no later than 10:00 pm every night.

Ms. Marlin explains the two main reasons for the variances, one being visibility. It will promote public safety and general welfare. The other reason is to promote desirable visual environment and to encourage sign compatibility in relation to DD sign.

Mr. Blake asked what the comparison is to the DD sign in terms of brightness at night?

Ms. Marlin responds with both are face lit.

Mrs. Wagner explains that the lights will be a standard lit LED and will be comparable.

Tim Kernan reviews letter and supports all variances.

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

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

Bob Rushton asks one more question, the second variance, says up to 24 sq ft on application for the two signs but was revised to 34.05 ft for each one.

Bob Rushton makes motion to approve variances as follows: allow translucent individual letter sign, allow two façade signs each totaling 34.05 sq ft each, allow letter size to go from 24 to 40 inches, letters 16 inches to 24 inches, allow height of 14 ft. to 17 ft. 7 inches from the ground, allow sign on façade wall, allow sign to be face lit, and condition of approval is the sign to be turned off at 10 PM.

Seconded by J. Juliano

Roll call was as follows:

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

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

The JLUB meeting adjourned at 7:32 PM

Respectfully Submitted,



Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file