

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
June 15th, 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 JLUB 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 –Present, Bob Rushton – Present, Mayor Schwager – Present.

Roll call of Township Committee members present conducted by Jane DiBella:

Daniel Battisti- Present, John Carleton- Present, Jordan Schlump- Present, Deputy Mayor Rizzi- Present, Mayor Schwager- Present

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner and Matt Baldino from Fralinger Engineering.

Next are the minutes from the regular meeting of May 4th, 2017. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except Sue O’Donnell who abstained.

Resolution 2017-20 regarding application No. JLUB-2017-001 of CAR-TEL Communications, LLC, Granting bulk variance approvals for property located at 2015 Route 322, designated as block 12, Lot 2.01.

John Casella made a motion to approve, which was seconded by Bob Rushton.

Roll call was as follows:

Bob Rushton- Yes, Matt Blake- Yes, John Casella- Yes, John Juliano- Yes, Deputy Mayor Rizzi- Yes, Mike Iskander-Yes, Mayor Schwager- Yes, Chairman Maugeri- Yes

Chairman Maugeri explains that we will have a presentation in conjunction with the Township Committee for a potential redevelopment contractor for work on the 322 Corridor and turns the meeting over to the mayor for an explanation.

Mayor Schwager explains that they have been approached by South State who has offered to do a presentation on who they are in front of both the Planning Board and Township Committee. He further explains that we are not looking for any “action” from either board and that it is a presentation only for the Boards to get familiar with South State and ask any questions.

The Mayor turns the meeting over to Jim Maley who represents South State. He explains that this is a proposal to act as a redeveloper for infrastructure. He further explains that having a partnership between a township and a developer is much more flexible, cheap, and fast.

J. Maley introduces Anthony Suppa who is the CFO of South State.

Mr. Suppa gives a brief overview of the presentation of which there are five main topics; Who is South State, Executive Leadership, Services, Experience and Corporate Structure.

The presentation starts with “Who is South State”. Some notable pieces of information from this section of the presentation are the following: they have been doing milling, paving and road construction since 1971, heavy highway and structure since 2005 and utility construction since 2011.

The next topic of the presentation A. Suppa introduces the executive leadership team. He points out that there would not be a big “bureaucratic chain” from the men at the top of the company, to the men with the shovels in their hands.

The next topic is Services. A. Suppa explains they focus on safety first, conducting regularly scheduled, organized training programs that are specific to the work that that do on a daily basis. A. Suppa continues with explaining that they have in house material supply, noting that material needs would not be an issue.

Milling, paving and road construction is the core of their business. A. Suppa included that they have done work on airports and runways because that is one of the most technical and specific types work that you can do. Further explaining to the extent that they have been successful with that, they can meet the highest demands of their clients.

A. Suppa explains they also provide in house traffic control. He moves on to briefly explain their heavy highway and bridge division noting however, it is not exactly applicable to the purpose of this presentation. A. Suppa continues with talking about some utility construction they do such as, natural gas, water and sewer, electric, solar and miscellaneous services which coincide with the above four.

The next topic of the presentation is Experience. A. Suppa provides examples of some of the large projects they have done over the last five years including, 31/30 Collingswood circle, 54/322 in Hammonton, PSE&G electric underground conduit project, 70/73 Marlton circle elimination, expressway widening, Garden State Parkway widening, DOT 295/42/176 direct connect project and the NJ Turnpike.

A. Suppa refers back to the PSE&G project as it is similar in nature to the 322 Corridor Redevelopment project. A. Suppa explains it was a highly technical job in which they worked hand in hand with the owner as both the construction manager and the project management team.

A. Suppa summarizes that project saying, "So at the end of the day South State used its strong connections with the DOT and surrounding municipalities to coordinate major underground utility relocations, provide traffic control and complete and open cut crossing of a six lane intersection during an around the clock weekend operation that maintained traffic flow and utilized detours that helped PSE&G meet their deadline."

The final topic of the presentation is Corporate Structure. A Suppa explains South State has been in business for over 50 years, has strong financial strength, carries umbrella insurance of 50 million dollars, has over 75 million dollars in equipment, has a Mod rating that is well under one and also that they are union contractors with union relationships.

A. Suppa concludes with summarizing that their request is to be named the redeveloper for Woolwich Township specifically for work on the 322 Corridor, to utilize their extensive resources, experience, flexibility and management expertise to coordinate and promptly deliver the Woolwich Sanitary Sewer Project.

Sue O'Donnell asks A. Suppa if there is anything unique about this project or is there anything that they have not seen before.

A. Suppa responds by saying that South State has seen all different complexities and this particular project is definitely one that fits within their wheelhouse. Joe Cugino adds that any possible obstacles that they may encounter, they have dealt with in the past.

John Juliano asks if South State is rated by anyone.

A. Suppa responds by saying they are privately owned and not rated in any way. He adds that this project is not a big one for South State and it is not a concern for them.

Jordan Schlump asks if their safety record of .712 includes all contractors and sub-contractors in that number or are they separate.

A. Suppa responds with stating that is just South State and they would not want to inherit the safety record of anyone that is not their company.

Jordan Schlump clarifies his question by adding “if they are working on your job does that go into your number?”

A. Suppa explains that the Mod is statutorily based and it is a NJ rating system. Sub-contractors would be specific to their Mod.

J. Schlump asks, “What would you say are your safety training hours per year?”

A. Suppa explains that he does not have an exact number of hours but the training is done in house. He explains that the winter months from December to march when the asphalt plants are shut down, they focus on safety training.

John Casella asks, “How long do you think this project will take?”

Joe Cugino answers with “Six months per permit, 12 months for construction.”

Mike Aimino refreshes the board on the process going forward. He explains that the Tim Kernan will prepare a redevelopment plan that will be presented to the mayor and committee for adoption by ordinance. Prior to adoption it is referred to the planning board for review and comment. After adoption of the Redevelopment Plan, Township Committee then decides who they want to choose in terms of a redeveloper, an agreement is put together and you move forward with the project

John Casella asks, “Who finances all of this?”

Mayor Schwager answers with, “The redeveloper. It gets negotiated between the Township and the redeveloper.”

Mayor Schwager explains that South State is currently doing work for Woolwich in the construction of the roundabout on Auburn and High Hill. He adds that he is comfortable with South State and is impressed with their credentials.

John Casella states that he has been in the construction business for a long time and wants the board to know that they are impressive.

Deputy Mayor Rizzi makes a motion to adjourn the Township Committee at 7:41 PM and was seconded by Dan Battisiti. All were in favor.

Chairman Maugeri calls for a five minute break at 7:41 PM.

Meeting begins again at 7:49 PM

Moving on to New Business

Summit Ventures LLC Villages at Weatherby Pace Amended Final Major Subdivision and Major Site Plan.

Mr. Baranowski representing Summit Ventures gives an overview of the application for Section 6 phase one of The Villages proposing a temporary basin. The temporary basin would be replaced during the phase two build out with the previously approved basin in the previously approved location.

Chairman Maugeri requests background information.

Mr. Baranowski turns it over to Jay Sims, Summit Ventures engineer, to explain.

Jay Sims is sworn in.

J. Sims explains, once they began looking at the difference phases and the earthwork that was needed for each phase, phase one did not need any of the fill material from the basin. A temporary storm water basin was worked out so whatever fill came out would be used in phase one to prevent stock piles and disturbance in phase two or three during phase one. Soil Erosion Control recommended having a sediment basin as part of phase, so this also acts as a sediment basin as well as the storm water control.

Chairman Maugeri asks J. Sims to point out where Grasso Foods is on the plans.

Chairman Maugeri then clarifies that the intent is to build a temporary basin until phase one is built, fill the temporary basin, move across the street and build the permanent basin and then build houses where the temporary basin was.

J. Sims explains the permanent basin will have to be put in before the temporary basin is filled.

Chairman Maugeri asks if Soil Conservation came up with this idea.

J. Sims clarifies that Soil Conservation required a temporary sediment basin but it made more sense to make this temporary basin a little but bigger to act as a storm water and sediment basin.

Chairman Maugeri asks if the basin is dry.

J. Sims answers yes the basin is dry.

Mayor Schwager asks how long the temporary basin will be there.

Ken Schatz sworn in.

K. Schatz answers maybe a year and a half.

J. Casella asks if they are going to need material.

K. Schatz explains they will not need any material out of the temporary basin.

J. Casella asks where the 30,000 yards comes from.

K. Schatz answers the permanent basin. He adds that it is cheaper and more efficient to build twice.

S. O'Donnell asks if all 14 basins will be wet basins. Also if this basin is the only dry one, and if so, will there be enough sand to absorb.

J. Sims responds with the temporary basin is dry but also acting as a sediment basin so water will go in and any loose soil requiring contractors to go in periodically and remove any "guck."

Chairman Maugeri asks if the permanent basin is wet or dry.

J. Sims responds dry.

J. Casella asks how deep that basin is.

J. Sims responds by saying it depends what side you look at. The side with the mound is pretty deep.

Chairman Maugeri explains that they have reviewed the details of the permanent basin because it was part of the original plans.

T. Kernan adds that he has one comment and that is that the board has the digression to require landscaping around the temporary basin.

J. Sims explains it will be fenced with either orange or black chain link fencing.

Mayor Schwager explains by the time the trees take root they will be ripped out and prefer a temporary black fence and agree it will be less visible.

Chairman Maugeri asks if soil conservation will require seeding.

J. Sims answers yes areas will be seeded and stabilized.

Chairman Maugeri adds it will be seeded and stabilized; there will be a temporary fence and no landscaping.

Chairman Maugeri asks Tim Kernan if he has any comments from his letter. No comments.

Matt Baldino explains they have reviewed the application and says the applicant has met everything and any comments have been addressed.

Bob Rushton makes a motion to approve the temporary basin with the temporary black fencing, seconded by Mike Iskander.

Roll Call was as follows:

Matt Blake- Yes, John Casella- Yes, Mike Iskander- Yes, John Juliano- Yes, Mayor Schwager- Yes, Sue O'Donnell- Yes, Deputy Mayor Rizzi- Yes, Bob Rushton- Yes, Chairman Maugeri- Yes.

John Casella made a motion to adjourn, seconded by Sue O'Donnell. All were in favor.

The JLUB meeting adjourned at 8:04 pm.

Respectfully submitted,

Julie Iacovelli
Joint Land Use Secretary

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