

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
AUGUST 15TH, 2019
MINUTES**

Chairman Maugeri called the meeting to order at 7:05 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:

Sal Barbagallo- Present, Matt Blake - Present, John Casella – Present, Dave Glanfield – Present, Carolyn Grasso - Absent, John Juliano - Present, Mayor Marino - Present, Deputy Mayor Matthias - Present, Chairman Maugeri - Present, Bob Rushton - Present, Beth Sawyer- Absent, Alan Schwager - Present.

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner and Paul Breier – Engineer

Next were the regular meeting minutes of July 18th, 2019. Bob Rushton made a motion to approve the minutes as written, which was seconded by John Juliano. All were in favor except Dave Glanfield who abstained.

Resolution #2019-26 of the Joint Land Use Board of the Township of Woolwich Granting Amended Final Major Subdivision Approval for Property Designated as Block 28, Lots 5, 6.01 & 16 Commonly Known as Villages II, Section 1.1, AKA The Ridings. Bob Rushton made a motion to adopt which was second by John Juliano. Roll call was as follows:

John Casella – Yes, John Juliano – Yes, Deputy Mayor Mathias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Chairman Maugeri – Yes.

Resolution #2019-27 of the Joint Land Use Board of the Township of Woolwich Granting Amended Final Major Subdivision Approval for Property Designated as Block 28, Lot 13.01 and Block 28.04, Lot 7, Commonly Known as Villages I, Section 5, AKA Tenby Chase. John Juliano made a motion to adopt which was seconded by Alan Schwager. Roll call was as follows:

John Casella – Yes, John Juliano – Yes, Deputy Mayor Mathias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Chairman Maugeri – Yes.

Resolution #2019-28 of the Joint Land Use Board of the Township of Woolwich Granting Amended Final Major Subdivision Approval for Property Designated as Block 28.02, Lot 13.01, Block 32, Lot 3, Commonly Known as Villages I, Section 6.3, AKA Villages at Weatherby. Bob Rushton made a motion to adopt which was seconded John Juliano. Roll call was as follows:

John Casella – Yes, John Juliano – Yes, Deputy Mayor Mathias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Chairman Maugeri – Yes.

Next on the agenda was the new business of Scott Weems and Nicole Ballentine. 225 High Hill Road. Block 5, Lot 6.08. Bulk Variance.

Mayor Marino and Deputy Mayor Mathias recused.

Joan Adams represented the applicant.

Ms. Adams gave a brief history of the property and explained the applicant will need two variances. The first variance is for an additional accessory structure that is 2400 square feet in the nature of a pole barn to keep the applicants boat and RV out of the elements and out of sight. The second variance is for the 150 foot setback. Based on the width of the lot and the placement of the existing structures, it is not possible to meet the 150 foot setback.

Mike Aimino swore in Scott Weems.

Ms. Adams asked Mr. Weems a number of questions regarding his property.

Mr. Weems stated he would like the pole barn to house his RV and boat for safety, protection from the elements and to avoid an attractive nuisance.

There was some discussion about how the pole barn would look.

Mr. Weems stated it would be the same color as the house and the two doors would not be facing the road.

Alan Schwager suggested Mr. Weems add some landscaping on the side of the building that faces the road.

Mr. Weems agreed to work with the planner on the landscaping around the structure.

Tim Kernan briefly reviewed his letter.

Alan Schwager made a motion to open public which was seconded by Dave Glanfield. All were in favor.

With no comment from the public Alan Schwager made a motion to close public which was seconded by John Juliano. All were in favor.

Bob Rushton made a motion to approve the application for an accessory building that is 2,400 square feet with the condition that the applicant works with the Board planner on landscaping the area around the structure. Seconded by Alan Schwager. Roll call was as follows:

Matt Blake – Yes, John Casella- Yes, John Juliano – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Dave Glanfield – Yes, Chairman Mauerer – Yes.

Mayor Marino and Deputy Mayor Matthias returned.

Next on the agenda was the new business of Summit Ventures, LLC. Block 2.09, Lots 1 and 1.03. Minor Subdivision and Woolwich Housing Associates, LLC. Block 2.09, Lots 1 and 1.03. Preliminary and Final Major Site Plan. These applications were presented together.

Kevin Sheehan represented the applicant.

Mr. Sheehan gave a brief overview of the property and explained the purpose of the subdivision is not to create any additional lots, but to redraw the lot lines changing lot 1 from almost 12 acres to about 5 and a half. The balance of the property will go from 3.7 acres to 10.2 acres and that is the property that will be subject to the site plan approval. The subdivision does not require any variances

Mr. Sheehan explained the application for the site plan is to allow the construction of 6 affordable housing apartment buildings totaling 72 units including a clubhouse. Some of the buildings require a setback variance. The applicant also requires a variance for the distance from one building to the nearest dumpster.

Mike Aimino swore in:

Nick Cangelosi - VP of the Michaels Organization

Alan Ippolito - professional engineer with CES

Michael Brown - professional engineer with CES – prepared the traffic report

James Haley – prepared architectural plans

Alan Ippolito identified A-1 as the plan of survey and minor subdivision plan.

While referring top A-1 Mr. Ippolito explained the purpose for the subdivision, and where access roads, wetlands, and storm water management would be located.

Tim stated the applicant addressed the only comment he had in his review letter and is satisfied.

Alan Ippolito identified A-2 as a color rendering of the proposed affordable housing complex.

Nick Cangelosi gave some background of the Michaels Organization.

Mr. Cangelosi explained the proposed community includes 6 residential buildings totaling approximately 77,000 square feet as well as a stand-alone clubhouse that is approximately 3,150 square feet. The clubhouse includes a kitchenette, multipurpose room, fitness center, computer lab and offices for the community manager as well as the Social Service Coordinator and maintenance team. The residential buildings will include 14 one bedroom, 40 two bedroom and 18 three bedroom apartments. This community will also include a two bedroom managers unit as well as private roads that the Michaels Organization will manage for private trash and recycling.

Mr. Cangelosi provided the following testimony as required in Tim Kernans review letter:

The materials proposed to use for the fencing around the basin would be split rail with mesh backing. With respect to parking, since the manager will be living on site, their parking is included in the overall count. The maintenance technician and Social Services Coordinator will not have designated parking but the plan proposes 4 extra parking spaces than required by RSIS standards. Lastly, there is no monument signage proposed, but may return to the Board for a sign on Center Square Road.

Alan Schwager asked if there is assigned parking spaces for tenants.

Mr. Cangelosi responded they do not have designated parking and usually request a variance for less parking than required but the proposed plan is compliant. If it becomes a problem, Michaels Organization would assign spots if necessary.

John Juliano asked how long the screening process is.

Mr. Cangelosi responded a couple weeks.

Mayor Marino asked if any units will be set aside for veterans.

Mr. Cangelosi responded 5 units will be set aside for veterans.

There was some discussion about sidewalks.

The applicant agreed to approach Summit Ventures about completing a portion of the asphalt path along Center Square Road that ends East of Tavistock Road.

Alan Ippolito explained the requested variances for setbacks and the location of one of the dumpsters.

James Haley identified A-3 as a color 3D rendering of the proposed buildings.

Mr. Haley explained the design details of the buildings and units.

Mike Brown from CES reviewed the Traffic Impact Study.

Deputy Mayor Matthias asked if tenants are allowed to have pets.

Mr. Cangelosi responded no.

Tim Kernan went through both review letters for the subdivision and site plan.

Paul Breier briefly reviewed his letter.

Deputy Mayor Matthias raised her concern of residents parking along the gravel road that will remain to get to the Atlantic City Electric substation.

The applicant agreed to put signage to help deter residents from parking.

Bob Rushton made a motion to open to the public which was seconded by Mayor Marino. All were in favor.

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

Bob Rushton made a motion to approve the minor subdivision with the condition that they provide the road and parcel descriptions and any other conditions and agreements made tonight. Seconded by John Juliano. Roll call was as follows:

Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.

Bob Rushton made a motion to approve the preliminary and final major site plan application with the requested sidewalk waiver and setback and dumpers variances under the condition that the applicant agrees to talk to Summit Ventures about completing the asphalt path as well as any and all other conditions and agreements made tonight. Seconded by John Juliano. Roll call was as follows:

Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.

With nothing further to discuss Dave Glanfield made a motion to adjourn, which was seconded by Deputy Mayor Matthias. All were in favor.

The JLUB meeting adjourned at 8:47 PM.

Respectfully Submitted,

Julie Iacovelli
Joint Land Use Secretary
Minutes not verbatim
Audio recording on file