

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
JULY 16, 2020
MINUTES**

Chairman Maugeri called the meeting to order at 7:07 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:

Sal Barbagallo- Present, John Casella – Present, Carolyn Grasso -Present, Chief Jaramillo – Present, John Juliano – Present, Joseph Kauffman – Absent, Mayor Marino - Present, Deputy Mayor Matthias - Present, Vice Chair Bob Rushton - Present, Dawn Varallo- Absent, Chairman Maugeri - Present.

Also Present: B. Lozuke – Solicitor, A. Jones JLUB Planner and P. Breier JLUB Eng.

Next was the regular meeting minutes of July 2, 2020. C. Grasso made a motion to approve the minutes as written; Dept. Mayor Matthias seconds the motion. All were in favor.

New Business: JLUB #2020-002 Liberty Venture I, LP, Preliminary/Final Major Site Plan (Blk 11/Lot 20 & 21), Located at 2221 and 2279 US Route 322.

Attorney for the applicant, Clint Allen, provides a general overview of the project and the request for this board to consider. Copies of the exhibits, a list of the professionals present to testify and a list of waivers requested is provided to the board for reference during the presentation and is accepted by B. Lozuke.

B. Lozuke swears in the applicant's professionals. Names of all the professionals, their affiliation and addresses were provided on paper for the board to refer to during the presentation.

R. Ritchie, Planner for the project, begins the overview detail of the site and plans for usage at this location.

Review includes many details regarding the site, parking, building materials for parking lot and a storm water basin across Stone Meeting House Rd.

J. Juliano asks R. Ritchie about the reason for access on Rt. 322. Multiple access points for a future tenant is preferable than only one for full access to the building. J. Casella voices concern for truck traffic coming out onto Rt. 322 as a potential safety concern. Mayor Marino also speaks to this concern. C. Allen asks for patience to defer to their traffic engineer to discuss the design and plan for the traffic flow.

R. Ritchie addresses the JLUB Engineer, P. Breier's concern about grading and the berms around the water basins.

Request is made for Bulk Variance for lighting. Wetlands are not on this site plan. Landscaping and perimeter tree plantings are in the plan and will include irrigation. Water & Sewer access are in process now.

Nathan Mosley from Shropshire Associates provides his experience and is verified as expert in his field. N. Mosley lays out the traffic study and plan for this application. The Stone Meeting House intersection will undergo an enlargement to accommodate the new traffic. All these designs meet the DOT design requirements for the level of service at these points.

Discussion regarding the Rt. 322 access and the boards concerns regarding truck traffic for that access point. Chief Jaramillo shares concerns about traffic safety. Discussion continues. Applicant will try to find a light or some type of signal that would alert motorists that a truck was entering the road.

Craig Dishner, Architect for the project, is accepted in as a licensed expert in his field. C. Dishner describes the building layout and design.

Norman Dotti from Russell Acoustics is accepted as a licensed expert in his field as a sound engineer. N. Dotti describes the testing and determination of the current ambient sound of the site of current road sounds and compared this to existing warehouses in operation. A sound wall will be installed on the back perimeter of the property to limit the residents in the neighboring properties from disturbance.

R. Ritchie testifies that the barrier will be a neutral color, but has not been decided yet.

A. Jones asks about the visibility of the barrier to the residents. Jill Barber is accepted as a licensed expert landscape architect and describes that the tree and mature forest will camouflage visibility. J. Barber suggests a light grey color.

C. Grasso asks about landscaping in front of the barrier.

R. Ritchie, site engineer testifies to the location of the monument signs requested.

Lance Landgraf, professional planner, is accepted in as a licensed expert in his field. Discusses the 11 variances listed for approval. Two are the ground mounted monument signs near the entrances, externally lit. All signage for building will be Rt 322 facing only with two developer logos as well as two tenant identifiers. L. Landgraf discusses the driveway width that the JLUB professionals recommended. Next is the spacing for the trees in the parking lot.

L. Landgraf asks for limiting the construction of the shared walking path in that they cannot continue the last 50 feet of the property due to the grading of the land at that point on Rt. 322 (C2 variance). Parking Lot lighting they may not meet the exact wording of the ordinance. Lights will not spill outside of the property boundaries.

A. Jones answers the Chairman's question on the "fence/sound barrier" and confirms that there are no standards and the building official would determine the details of that build. A. Jones defers his opinion on color to be determined by the professionals.

A. Jones reviews his letter dated July 9, 2020 commenting that a new response letter from the applicant was send today to him addressing most of the items on his July 9, 2020 letter. A. Jones reviews the items that will require a variance starting with the applicants list provided. Screening for trash compactors will need a variance. Basin screening along Stone Meeting House Rd. will be done while working with our professionals on enhanced landscaping. The sign variances are discussed as well as the limited access to Rt. 322 stated in the Kings Landing Redevelopment Plan.

Condition of approval for an easement of the last 50 feet of sidewalk and a financial contribution to the twp. to have the sidewalk built at a later time or when there is another property to connect to.

P. Brier also reviews his letter dated July 10, 2020 and testifies that most of his items have been satisfied by the applicant in testimony at this meeting. DOT approval for the roadway and asks for a "no left turn" signs on both sides of the Rt 322 entrance.

Chairman Maugeri asks for a Motion to open the meeting to the public for comment, J. Juliano makes a motion, seconded by Mayor Marino. All were in favor.

Doug Damask, of 2255 Rt. 322 Woolwich property and business owner, located facing Rt 322 with the proposed building being directly behind him.. D. Damask voices concern about the Rt. 322 exiting traffic imposing on his retail customers as a safety concern. Resident testifies as to the sight line from the back of his top floor apartment above Damask Chocolates and concern for privacy and sound barrier.

Chairman Maugeri asks about the berm and landscaping that is intended between this residence building and the proposed warehouse. R. Ritchie describes the landscaping that is planned. Will work to put in more mature trees on berm and work with the township's professionals to help screen the two private properties.

Resident Tammy Vogt, of 2227 Rt. 322 Woolwich, whose residence is next door to the property, describes parts of the project that negatively impact her property. R. Ritchie confirms the 75 foot property set back on the side of the building. R. Ritchie describes the lighting plan for that side of the building, which will not exceed the property line. A. Jones notes that light will still be able to be seen, even if it doesn't spill onto her property. Resident Vogt also voices concern for the noise level from the building. R. Ritchie agrees to work with the Township professionals on enhanced landscaping to help alleviate some of the concern. Mr. Lyman, also a resident of 2227 Rt 322 Woolwich testifies to the safety concern that the Rt 322 access will cause a traffic problem with its location and limited sight line. The entrance/exit has been approved by the DOT who holds jurisdiction of the road.

Chairman Maugeri asks for a Motion to close the public portion of the meeting. J. Juliano makes a motion, Mayor Marino seconds. All were in favor.

C. Grasso makes a motion to approve the variances for the application, listed below, and to include approval for the Preliminary & Final Site Plan approval.

1. Driveway Width
2. Sidewalk/pathway to end of property
3. Spacing of trees in parking areas
4. Level of lighting in parking areas
5. Façade sign area
6. Façade sign height
7. Façade sign length
8. Lettering of signage
9. Mounting height of sign
10. Number of signs
11. Text on signage
12. Trash enclosure covering
13. Language for contribution in-kind for future sidewalk/pathway for remaining 50 feet of property
14. For applicant to work with township professionals for the exit on Rt 322 and SE corner, for trucks entering the highway
15. For applicant to work with township professionals on enhanced landscape for the front and side neighbors to increase the mounds and more mature landscaping to create more privacy.
16. And include the buffering of the basin along Stone Meeting House Road

The motion was seconded by Mayor Marino. Roll call as follows:

Roll Call:

Sal Barbagallo – Yes, John Casella – No, Carolyn Grasso- Yes, Chief Jaramillo – Yes, John Juliano – No, Mayor Marino – Yes, - Deputy Mayor Matthias – Yes, Bob Rushton – Yes, Chairman Maugeri – Yes.

With nothing further to discuss, Chairman Maugeri asks for a Motion to adjourn the meeting; J. Casella made the motion, which was seconded by B. Rushton. All were in favor.

The JLUB meeting adjourned at 10:51 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary
Minutes not verbatim
Audio recording on file