

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
AUGUST 20, 2020
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:

Sal Barbagallo- Absent, John Casella – Present, Carolyn Grasso -Absent, Chief Jaramillo – Present, John Juliano – Absent, 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

Next was the regular meeting minutes of August 6, 2020. J. Casella made a motion to approve the minutes as written; B. Rushton seconds the motion. All were in favor.

Next item:

Resolution #2020-013 of the Joint Land Use Board of the Township of Woolwich Regarding Application NO. JLUB-2019-017 of Woolwich Sand & Gravel Granting Bulk Variances for Property Located at 2036 Oldman’s Creek Rd. and Designated as Block 1, Lot 6 & 6Q.

J. Juliano made a motion to adopt, seconded by J. Casella. Roll call as follows:

John Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano – Yes, J. Kauffman – Yes, Vice Chair Rushton – Yes.

New Business: JLUB #2020-007 Locke Partners, LLC Preliminary Major Site Plan and Minor Subdivision (Block 7/Lot 4.01), Located at 2062 US Route 322.

Attorney for the applicant, Steve Eisner, provides a general overview of the project and the request for this board to consider. Ask that Sam Renauro, the project consulting & design engineer for the project, that has been heard by the board in previous projects be accepted as expert for testimony. Also Nathan Mosley from Shropshire Associates to be accepted as he provides his between block 7, lot 4.01 & block 7, lot 4.03. Block 4.01 is to be left vacant at this time. Project will be on lot 4.03.

S. Renauro describes the subdivision of the property the intersection at Locke Ave & Rt. 322 and plan to improve will be described by N. Mosely. Preliminary only for lot 4.01 described on sheet 4 of the site plan. A 262,200 ft warehouse building will only have loading docks on the southern side. Parking lot, spaces and access points described. Access Right in/Right out only on Rt. 322 to be approved by DOT, that will be stubbed out for future building. The access off Locke Ave. to be approved by Gloucester Co. and those plans will be given to the

Basins identified as well as tree line to be preserved. Easement granted to Woolwich for the future pump station for sewer and water. S. Renauro spoke to the neighbors to ensure communication and describes a good relationship.

Warehouse across the street, Dermody, are working together on the costs for the intersection redesign and will cover the expenses.

Mayor Marino asks about installing a stub for a future East road if/when plans will be presented to build on that property. S. Renauro agrees to discuss the easement needed for this stub with the property owner, George, and will add it to the Final Site Plan application and make the stub install a condition of today's approval. Cross easement for drainage and basin maintenance since it crosses both properties, will work with our professionals.

Roadway improvements described in the plan with the DOT and G. County at a meeting prior to this application. These plans have yet to be approved. Applicant volunteers that as a condition of approval that the road work be completed first.

N. Mosely, who is sworn in after part of his testimony is given, discusses the Rt. 322 right in/right out for future expansion and having multiple points of access for the property will not only make the property more desirable for a tenant and easier for future traffic patterns. This testimony is given as requested by P. Breier's letter dated July 28, 2020 Page 8, Traffic.

N. Mosely testifies that the DOT doesn't want to coordinate the two nearest lights with the future light at Rt. 322 & Locke Ave. There will be a slight change in green time to make the intersection function better. This testimony addresses A. Jones' letter under item IV, Section A.

S. Renauro reviews the July 28, 2020 letter from A. Jones, Planner for the JLUB, and provides testimony for the items in the letter as requested.

Page 4, IV-B-1: Porous pavement to be used when possible, and agrees to do so on the walkway areas.

IV-B-3: Requests a Variance for Parking: request size of parking places to smaller size of 9 x 18.

IV-D-1: Buffer setback is smaller, between two commercial lots, crosses the property lines so will require a variance. Variance requested for buffer between lot line & parking from 75 ft to 50 ft.

IV-D-all - Will show enhanced landscape on the future plan, did not show much landscape on current plan. Will screen areas from the loading docks as requested in A. Jones's letter.

Page 5, IV-D-7 – Asking for smaller caliper size of trees to be planted.

Page 7, IV-E-6 -24 hour lighting will be needed for safety and requests a variance for this.

IV-F- trash enclosures to be moved & adding second dumpster to the East Side of the building, as recommended by P. Breier,

IV.G – Signage-No signs proposed now, As condition of approval will show sign plan on final application.

S. Renauro continues to give testimony to items from Mr. Jones's letter. Official lot numbers have been confirmed as 4.01 & 4.03. Applicant will comply with COAH requirements. Page 8, K-6 Applicant will put color breaks and other design detail with paint and will comply with the glass ordinance. Architectural plans, they believe, meets the ordinances. Proposing stockade fence from basin 2 to SE corner of building. Will connect to black chain link fence around the basins. Will add the fire hydrants on all sides of the building as requested by the fire marshal, and will show on the plans where the pavement markings will be.

Items noted from P. Breier's July 28, 2020 letter: Applicant spoke to Fire Official and will comply as previously testified to. Page 5, item 9, parking area needs more islands in the plan and applicant agrees to add more to the future plan to reduce

the parking spaces by 10. Requesting to install shared sidewalk at later date, as Dermody properties has also requested and been granted. Will include all ramps for the sidewalks at the intersection. Will move the trash enclosure and adding a second one as already testified to (page 6, item 14).

More testimony from Page 7, items F, G & H. Testimony on size of building and sight lines from Rt. 322. Page 8-16-E will not affect Dermody turn lanes. Page 9-17-A&B needs information from the township on capacity, Mayor Marino gives an update on the sewer/water project. Lastly S. Renauro gives testimony on the ROW on Locke Ave as requested on page 11, Minor Subdivision, number 1.

A. Jones begins review his letter dated July 28, 2020 of confirms that all items on his letter have been satisfied by agreement with testimony. Only item is the requirement of tree screening on Rt. 322, but with the subdivision there will be nothing added at this time as it will remain vacant. They will add berms now, but future applicant will add landscaping.

P. Brier also reviews his letter dated July 28, 2020 and testifies that most of his items have been satisfied by the applicant in testimony at this meeting. Pesticide levels have been confirmed below limit.

Discussion about page 6, item 13 regarding "trucks only" sign on right in/right out for Rt 322 entrance. Applicant would like it to be flexible to allow trucks at that entrance/exit. Board discusses other businesses that also have similar access on Rt. 322. DOT will determine if access is feasible. Last question by P. Breier is the plan for the crosswalks and shared path and how they will work. All other items are satisfied with testimony.

Architectural plans will be provided for Preliminary Approval.

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

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.

B. Rushton makes a motion to approve Minor Subdivision; J. Casella seconds the motion, Roll call as follows:

John Casella – Yes, Carolyn Grasso- Yes, Chief Jaramillo – Yes, John Juliano – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Chairman Maugeri – Yes

B. Rushton makes a motion to approve the Preliminary & Final Site Plan approval with the following variances and conditions for the application:

- Buffer between the two lots from 50 feet to 25 feet
- Buffer between the lot line & parking space 75 feet to 50 feet
- Shade tree size from 3-3.5 in and 13-15 foot to 2 in and 10-12 feet in height
- Lighting to be allowed for full 24 hours for safety purposes
- Parking spaces 9' x 18' from 10' x 20'
- No buffering between basins and proposed building

Conditions of approval:

- Intersection improvements prior to CO
- Work with planner on generous landscaping in various spots
- Sign package provided at Final Site Plan approval as a COA

- Sidewalks and/or multi-use paths be constructed in the future
- Add stub for future road connection to adjacent property,
- Architectural plans submitted as a part of this Prelim Approval, and any other items or conditions discussed this evening

The motion was seconded by J. Juliano, Roll Call followed:

John Casella – Yes, Carolyn Grasso- Yes, Chief Jaramillo – Yes, John Juliano – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Chairman Maugeri – Yes

B. Lozuke gave some updates and info for the Board on current litigation for the township, along with the Governor's current in door gatherings to 25 people. May need rotate applicants in the room so the public could attend. Could need an officer at the door to help with attendance at the door.

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

The JLUB meeting adjourned at 8:51 PM.

Respectfully Submitted,

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