

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR MEETING  
MARCH 4, 2021**

Chairman Maugeri called the meeting to order at 7:06 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- Present, Mayor Marino - Present, Deputy Mayor Matthias - Absent, Chairman Maugeri – Present, Bob Rushton - Present, Dawn Varallo-Absent.**

**Solicitor B. Lozuke, Planner A. Jones and Engineer P. Breier also in attendance.**

Next on the agenda was the approval of the minutes.

-February 24, 2021-C.Grasso made a motion to adopt the minutes, S. Barbagallo seconded the motion. All were in Favor.

Next- Resolutions:

**Resolution #2021-16** of the Joint Land Use Board of the Township of Woolwich Regarding Application NO. JLUB 2020-21 Summit Ventures, Villages I, Sections 4.2, p/o 4.6, p/o 4.7, Granting Final Major Subdivision Block 28, Lot 14, Block 28.02, Lot 13.01.

Chairman asks for questions or comments, without any, he asks for a motion on the resolution. B. Rushton makes a motion to approve the resolution, J. Juliano seconds the motion. Roll call as follows:

**S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano- Yes, Mayor Marino - Yes, B. Rushton – Yes, Chairman Maugeri –Yes.**

Next- New Business:

**JLUB #2021-002** Summit Ventures, Villages II, Sections 1.2, 1.3, & 1.4, Block 28, Lot 5, 6.01 and 16, Final Major Subdivision

Mr. Baranowski, attorney for the applicant introduces Ken Shatz and has him sworn in for a brief overview of the application for tonight. This application is the continuation of the section called The Ridings.

Mr. Baranowski introduces his Planner, P. Witthohn and has him sworn in and he begins his brief overview. Mr. Witthohn briefly discusses this project and states his Response letter dated March 4, 2021 has hopefully answered all of JLUB's professional's letters and concerns.

J. Casella asks about the change in the Recreation Path width from an 8 foot path to a 4 foot sidewalk like originally planned. Chairman Maugeri refreshes the board's memory on the original path design on Auburn Rd, then the subsequent change to put it within the neighborhood due to private properties along Auburn Road. Now that any issues with the Recreation Path have been addressed on the original desire for the Auburn Road location for this path are completed, the request to have the legal plans reflect this change are to be addressed tonight.

Chairman Maugeri asks if other sections will have to be addressed where this interior path would have gone. K. Shatz notes that the balance of Villages II will have to be addressed as they come for their final approvals in the future.

Chairman calls on A. Jones to address any outstanding items. A. Jones notes the applicant response letter dated March 4, 2021 and would like it included in the notes of this application as it can act as testimony for his questions. No Variances will be needed now, and one waiver for the light post. Cross sections and profiles will need to be waived for the existing roads completed, but will provide for new roads.

Chairman calls for a 5 min recess at 7:21pm. Meeting resumes at 7:25pm

P. Breier reviews his letter dated Feb. 11, 2021 small items, but most of his questions are satisfied.

Chairman asks for a motion to Open to the Public regarding this application. J. Casella makes a motion to Open, seconded by Chief Jaramillo. All were in favor.

With no one from the public speaking in regards to this application, Mayor Marino makes a motion to Close to the Public, seconded by J. Juliano. All were in favor.

Chairman asks for any further questions or comments for this application, without any, B. Rushton makes a motion to approve this application for all waivers, and conditions of approval from the response letter, J. Casella seconds the motion.

**S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano- Yes, Mayor Marino - Yes, B. Rushton – Yes, J. Kauffman – Yes, Chairman Maugeri –Yes**

Chairman asks for a motion to Open to the Public, Mayor Marino makes the motion, C. Grasso seconds the motion. All were in favor.

Mike Verdi, resident of 16 Oakview Terrace has a concern about the second basin in his neighborhood that is not fenced all the way around. He has been asking for this to be remedied and Township Council told him to come to the JLUB to help find options.

Chairman Maugeri asks for a month for our professionals to investigate this issue and get back to the resident about the next steps.

With no one else from the public wishing to speak, Chairman Maugeri asks for a motion to close to the public. Motion made by J. Casella, seconded by C. Grasso. All were in favor.

With no further items on the agenda, Chairman asks for a motion to adjourn.

C. Grasso made the motion, seconded by J. Juliano. All were in favor.

The JLUB meeting adjourned at approximately 7:50 PM.

Respectfully Submitted,

Shannon Kilpatrick  
Joint Land Use Secretary

***Minutes not verbatim, audio recording on file***



**REMINGTON  
& VERNICK  
ENGINEERS**

RVE HQ:  
232 Kings Highway East  
Haddonfield, NJ 08033  
O: (856) 795-9595  
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February 11, 2021

Township of Woolwich  
Joint Land Use Board  
Joseph Maugeri, Chairman  
120 Village Green Drive  
Woolwich Township, NJ 08085

Attention: Shannon Kilpatrick, Secretary

**Re: Final Major Subdivision  
Villages II at Weatherby - Sections 1.2, 1.3 and 1.4  
Block 28, Lots 5, 6.01 and 16  
Application #2021-02  
Our file #0824-P-120**

Dear Board Members:

We have reviewed the following final major subdivision submission, submitted January 8, 2021, consisting of the following:

Sheet	Title	Date	Latest Revision Date
1 of 25	Cover Sheet & 200 ft. Adjacent Property List	12-31-20	----
2 of 25	Existing Conditions & Demolition Plan – Sheet A	12-31-20	----
3 of 25	Existing Conditions & Demolition Plan – Sheet B	12-31-20	----
4 of 25	Surrounding Site Features Plan	12-31-20	----
5 of 25	Overall Development/Open Space/Traffic Circulation Plan/Road Hierarchy	12-31-20	----
6 of 25	Plan of Major Subdivision – Sheet A	12-31-20	----
7 of 25	Plan of Major Subdivision – Sheet B	12-31-20	----
8 of 25	Grading Plan – Sheet A	12-31-20	----
9 of 25	Grading Plan – Sheet B	12-31-20	----
10 of 25	Drainage Divide Plan – Sheet A	12-31-20	----
11 of 25	Drainage Divide Plan – Sheet B	12-31-20	----
12 of 25	Utility Plan – Sheet A	12-31-20	----
13 of 25	Utility Plan – Sheet B	12-31-20	----
14 of 25	Landscaping and Lighting Plan – Sheet A	12-31-20	----
15 of 25	Landscaping and Lighting Plan – Sheet B	12-31-20	----
16 of 25	Landscaping and Lighting Notes & Details	12-31-20	----

Sheet	Title	Date	Latest Revision Date
17 of 25	Road Profiles	12-31-20	----
18 of 25	Profiles	12-31-20	----
19 of 25	Construction Details	12-31-20	----
20 of 25	Storm Sewer Details	12-31-20	----
21 of 25	Sanitary Sewer Details	12-31-20	----
22 of 25	Sanitary Sewer and Water Details	12-31-20	----
23 of 25	Soil Erosion & Sedimentation Control Plan – Sheet A	12-31-20	----
24 of 25	Soil Erosion & Sedimentation Control Plan – Sheet B	12-31-20	----
25 of 25	Soil Erosion & Sedimentation Control Notes & Details	12-31-20	----
----	Stormwater Management Summary Report	12-31-20	----
1 of 1	Plan of Survey	10-14-08	04-11-16
1 of 1	Final Plan of Lots Section 1.2	01-12-21	----
1 of 1	Final Plan of Lots Section 1.3	01-12-21	----
1 of 1	Final Plan of Lots Section 1.4	01-12-21	----

The plans and the Stormwater Management Summary Report were prepared, signed, and sealed by Paul A. Witthohn, P.E., Consulting Engineer Services, 645 Berlin Cross Keys Road, Suite 1, Sicklerville, New Jersey 08081, (856) 228-2200.

The Plan of Survey was prepared, signed and sealed by Adam R. Grant, P.L.S., Consulting Engineer Services

The Final Plan of Lots was prepared, signed and sealed by Lorianne M. Lawyer, P.L.S., Consulting Engineer Services.

**I. GENERAL INFORMATION**

**Applicant/ Owner:** Summit Ventures, LLC  
 701 Cooper Rd., Suite 7  
 Voorhees, NJ 08043  
 (856) 346-4400

**Proposal:** The applicant seeks final major subdivision approval for approximately 14 acres of the Villages II at Weatherby Subdivision. This application seeks final approval for Sections 1.2, 1.3, and 1.4 consisting of 38 lots (35 for single family homes and 3 for open space).

**Zoning:** PUD – Planned Unit Development

**II. SUBMISSION INFORMATION**

The requirements for completeness are included in the Woolwich Township Joint Land Use Board (JLUB) Submission Requirement Checklist. The application has been deemed complete.

**III. ZONING REQUIREMENTS**

A. **Use:** The applicant's proposed single-family residential use is in conformance with the permitted principal uses of the PUD - Planned Unit Development zone per Section 203-45.B(1).

B. **Area and Bulk Requirements:**

Code Reference	Item	Required	Proposed	Status
203-45.C(1)(a)	Lot Area	6,500 SF	11,202 SF <sup>1</sup>	C
203-45.C(1)(b)	Lot Width	60 ft.	76.15 ft. <sup>2</sup>	C
203-45.C(1)(d)	Building Coverage	35%	<40%	TBD <sup>3</sup>
203-45.C(1)(e)	Building Height	35 ft.	TBD	TBD <sup>4</sup>
203-45.C(1)(c)[1]	Front Yard	25 ft.	25 ft.	C
203-45.C(1)(c)[2]	Side Yard			
	One side	5 ft.	5 ft.	C
	Aggregate	15 ft.	15 ft.	C
203-45.C(1)(c)[3]	Rear Yard	20 ft.	20 ft.	C
R.S.I.S.	Parking	88 spaces	123 spaces	C

C – Conformance  
 TBD – To be determined

C. **Notes:**

1. This is the area of the smallest proposed lot.
2. This is the smallest proposed lot width.
3. The zoning schedule on the plan indicates that building coverage will be less than 40%, whereas the maximum building coverage limit is 35%. The applicant should provide a more precise computation to ensure that the maximum allowable building coverage will not be exceeded. Revisions are necessary.

4. As no building elevations have been provided, the applicant should provide testimony indicating that the dwellings will not exceed the maximum height limit.

#### IV. PERFORMANCE STANDARDS

##### A. Parking and Circulation

1. Per R.S.I.S., 2.5 parking spaces are required per single family dwelling. Additionally, R.S.I.S. indicates that a 2-car garage with driveway combination counts as 3.5 parking spaces. The applicant proposes such a combination. The plan complies.
2. Per Resolution 2018-16, pedestrian/recreation paths shall be installed by the Applicant in accordance with the overall pedestrian plan approved by the JLUB and these paths shall be installed as each section is developed. While the plan indicates a pedestrian/recreation path, the cover sheet notes that a waiver from providing a connection of the pedestrian path from Villages I to Villages II along Auburn Road was approved, and that in lieu, a connection will be provided through Villages I and Villages II. Testimony should be provided, as plan revisions may be necessary.

##### B. Planting Design

1. Per Section 203-68.H(9), street trees shall be at least 5 ft. from any curb or sidewalk and root barriers shall be used if closer than 10 ft. to a sidewalk. Plans should be revised or a variance requested.
2. The quantities of foundation plantings should be specified at this time. A general chart listing available species is not sufficient.
3. Landscape note #8 should be deleted as these species are not proposed.

##### C. Lighting

1. Per Section 149-37.D(2), poles for freestanding fixtures shall generally be fluted and tapered from the base to top. Testimony should be provided that the proposed fixtures will match those used in the rest of the development. Plans should be revised, or a waiver requested.
2. Per Section 203-81.B(4)(f), the lighting plan should consider the hours of operation of the proposed use, lights that can be reduced or turned off

when they are not necessary, and timers to regulate the hours. Testimony should be provided.

D. **Miscellaneous**

1. Per Section 203-69.B.(1)(a), buffers are required along all lots separating residential uses from collector streets. As the Street Hierarchy provided by the applicant classifies Balsam Road as a Minor Collector, it is subject to this buffer requirement. The applicant acknowledges as such and states that a 35-foot buffer is provided, whereas no such buffer is indicated on the plan. The preliminary resolution does not appear to address this issue, plans should be revised or a variance requested.
2. Per Section 163-57.H(1), all lands set aside for open space shall be developed with active and passive recreational facilities to service the needs of the future residents. The applicant notes that common open space areas shall be maintained for the benefit of all lot owners to ensure their availability for passive recreational use. While it does not appear that the preliminary plan or resolution required active recreational facilities on this section of development, testimony should be provided confirming the same.
3. Per Section 163-15.C.(8), cross sections and profiles shall be provided for existing and proposed streets. While the applicant has provided details for the streets within the section under review, none have been provided outside this phase. Plans should be revised or a waiver requested.
4. The applicant shall provide a copy of the Letter of Interpretation (LOI) from the New Jersey Department of Environmental Protection confirming the presence or absence of wetlands and transition areas within the subject tract. Testimony should be provided.
5. The following submission items should be addressed as a condition of approval or with testimony:
  - a. A current photo of the site shall be provided at the hearing.
  - b. Signature line for the Municipal Clerk shall be added to the cover sheet.
  - c. Block and lot numbers as determined by the Tax Assessor

- d. Testimony should be provided as to the presences of steep slopes within 200 ft.
- e. For the two fire hydrants proposed, location and details of blue reflective fire hydrant pavement markers in accordance with NJDOT standards.
- f. Corner and first floor elevations Testimony should be provided as to the style of homes and its relation to previous phases.
- g. Testimony should be provided regarding deed of ownership.
- h. Homeowner association and easement documentation should be provided as a condition of approval.
- i. Testimony should be provided regarding a tree protection plan.
- j. Testimony should be provided regarding deed of ownership.
- k. Testimony should be provided regarding community facilities/fiscal impact.
- l. Testimony should be provided regarding the need for a traffic impact report.
- m. Testimony should be provided regarding trees 6-inch dbh and greater and compensation.
- n. Parcel and roadway legal descriptions shall be provided as a condition of final approval.

## V. SUMMARY OF VARIANCES AND WAIVERS

<b>Variences:</b>	Section 203-68.C(1) -	Tree protection management plan
	Section 203-68.H(9) -	Tree setbacks and root barrier
	Section 203-69.B(1)(a) -	Buffer between residential lots and collector
<b>Waivers:</b>	Submission Checklist	Submission items
	Section 149-37.D(2) -	Light pole style
	Section 163-15.C.(8) -	Cross sections and profiles



Page 7  
Township of Woolwich  
February 11, 2021

The above comments and/or recommendations are submitted for your review and consideration.  
If you have any questions regarding this matter, please do not hesitate to call.

Sincerely yours,

**REMINGTON & VERNICK ENGINEERS, INC.**



Ashton G. Jones, PP, AICP, CFM

AGJ/JS/KT

cc: Summit Ventures, LLC (via email)  
Paul A. Witthohn, P.E., (via email)  
Robert S. Baranowski, Jr., Esq. (via email)  
Brian Lozuke, Esq., Board Solicitor (via email)  
County Planning Board (via email)



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February 11, 2021  
File# 21035

Woolwich Township Joint Land Use Board  
120 Village Green Drive  
Woolwich, NJ 08085

Attention: Shannon Kilpatrick, Secretary

**Re: Villages II at Weatherby – Sections 1.2, 1.3 & 1.4  
Application No. JLUB-2021-02  
Final Major Subdivision Application  
Block 28, Lots 5, 6.01 and 16  
Review No. 1**

Dear Chairman Maugeri & Members of the Board;

We received the following items for review as part of the application for Final Major Subdivision Approval to permit construction of 35 single-family houses and related roadway, utility, drainage and site improvements.

Joint Land Use Board Application	12/31/2020
Submission Checklist	12/31/2020
Major Subdivision Plan drawings prepared by Consulting Engineer Services	
Sheets 1 through 25 of 25	12/31/2020
Plan of Survey by CES	Rev. 4/11/2016
Surrounding Site Features Plan by CES	12/31/2020
Stormwater Management Report by CES	December 2020

**Property Location:**

The subject property is located in the Villages II at Weatherby development to the east of Auburn Road. Sections 1.2, 1.3 and 1.4 are situated south of existing Section 1.1. This section includes the entrance of Cambridge Boulevard from Auburn Road and the northern portion of the loop road. Sections 1.2 and 1.3 include the southern extension of Cambridge Boulevard to south of



the existing intersection with Wexford Drive. Section 1.4 includes the remaining portion of Wexford Drive from this intersection to Balsam Road and also Balsam Road from the existing southerly terminus in Section 2.1 to the proposed circle/roundabout intersection with future Winchester Drive and Merseyside Drive. The project site is situated in the RMD Zone and is part of the Villages II residential development in the Weatherby PUD.

The applicant is requesting final approval of the major subdivision for Sections 1.2, 1.3 and 1.4 of the Villages II development which includes 35 house lots, 3 open space lots, a storm sewer system, and extension of water and sanitary sewer systems.

The proposed roads have a 50' wide R.O.W., 30' wide cartway, with curb and sidewalk on both sides. A recreational path is proposed on the west side of Balsam Road. The proposed curbing will be of granite block construction. Street trees will be installed on both sides of the road beyond the sidewalk within a 10' wide tree easement.

### Technical Review

1. Access. The access to the proposed roads will be from existing Cambridge Boulevard and Auburn Road to the north and west, and existing Balsam Road and Weston Drive to the east.
2. Bulk Requirements. A listing of bulk requirements and values is shown on Sheet 1. No variances are indicated for this application.
3. Circulation. Both Cambridge Boulevard and Wexford Drive have a cartway width of 30 feet, providing for a 16-foot travel lane and 7-foot parking lanes on both sides of the street. Balsam Road has a 23' wide travel lane and one 7-foot parking lane. Each proposed road will connect to an existing road or the roundabout, providing for efficient movement of vehicles. A Traffic Circulation Plan detail is shown on Sheet 5 for a 50-foot ladder truck. It shows the path of the truck traversing Cambridge Boulevard, Wexford Drive, Balsam Road and turning around in the roundabout.
4. Curbs. The vertical and depressed curbing is granite blocks set in concrete footings. The respective details are included in the plan set. Concrete curbing is used at the handicap ramps.
5. Environmental. The applicant should provide testimony to summarize the findings in any environmental reports submitted with the Preliminary Subdivision application.
6. Fencing. There is no fencing proposed for this project.
7. Grading & Drainage. The proposed grading design and drainage facilities within the project are acceptable. I recommend that arrows and the slope value be added to the steep slopes



between houses and on the large cut/fill slopes and proposed berms. The applicant's engineer should provide testimony on the use of concrete pipe for several runs of the proposed storm sewer in open space lots.

8. Lighting. The proposed street lighting layout is shown on Sheets 14 and 15. The proposed lights are Traditionaire light heads on 14-foot high poles and are placed along the new streets. The 70-watt HPS lamps will be located along the straight runs in the streets. The 100-watt lamps will be installed along curves. Two 150-watt HPS lamps will be located at the intersection of Balsam Road and Wexford Drive and four at the roundabout. The isolux curves for 0.25, 0.50 and 1.0 foot-candle are shown. The plan shows that the roadways are adequately illuminated for a residential area.
9. Parking. The parking information on Sheet 1 indicates that the project requires 2.5 spaces per dwelling unit, or 88 total, per R.S.I.S. standards. However, each dwelling is assigned 3.5 spaces based on having a 2-car garage and driveway, for a total of 123 spaces.
10. Paving. The proposed pavement section for the roadway consists of 2" thick HMA surface course, 5" HMA base course, and 6" DGA subbase on a compacted subgrade. The limits of the proposed paving or where it connects to existing paving should be indicated on the plans. In addition, I recommend that the last few feet of the existing pavement be removed and a clean sawcut edge be made to provide a suitable joint with the new pavement courses. A detail should be added to Sheet 19.
11. Sidewalks and Ramps: The sidewalks along Cambridge Boulevard and Wexford Drive are 4' wide and 4" thick NJDOT Class 'B' concrete, 6" thick at the driveways. On Balsam Road there is a 4' wide sidewalk on the east side and an 8' wide recreation path on the west side. Handicap ramps are shown at 3 corners of the intersection of Balsam Road and Wexford Drive, near the south end of Balsam Road prior to the roundabout, and a pair of ramps on Cambridge Boulevard at Station 10+00. Six-foot wide crosswalk striping is shown on Wexford Drive and Balsam Road. The crosswalk on Cambridge Boulevard should be shown.
12. Sight Triangles: Proposed sight triangles are shown along Balsam Road at the stop-controlled intersection with Wexford Drive. The sight triangles are also shown on the Landscaping & Lighting Plans. Only the street light poles are in the triangle and do not present significant obstructions.
13. Signs: A proposed Stop sign and Stop bar is shown on Wexford Drive on the westerly approach to Balsam Road. Pedestrian Crossing signs are shown ahead of the crosswalks on Balsam Road, including the crosswalk just north of the roundabout. These signs should be added to the crosswalk on Cambridge Boulevard. A street sign is located at the northerly corner of Wexford Drive and Balsam Road. Yield and "circle" signs are shown on the southbound lane of Balsam Road prior to the roundabout. One Way Left signs are shown along the outer curb line of the roundabout for each of the four entry lanes. Also, One Way Right signs are shown on the inner curb line opposite each entry lane. The designation on



these four signs should be edited.

14. Stormwater Management. The submitted Stormwater Management Summary Report states that the three sections of this application for final approval, within the northwest portion of Villages II are included in the overall area of the development used in the design of Basins A and B, and therefore comply with the SWM regulations at N.J.A.C 7:8. The overall design also complies with the off-site stability requirements of the Gloucester County Soil Conservation District. All runoff collected in the storm sewer system will be discharged to either Basin A or Basin B.
15. Street Trees. The proposed street trees and landscaping are shown on Sheets 14 and 15, along with the location and isolux curves of the proposed street lights. There do not appear to be conflicts, or potential conflicts at full-growth, between the trees and lights except – I recommend that the light pole at Sta. 14+90 of Cambridge Boulevard be shifted to the south 10' – 15', or the adjacent tree be shifted north to avoid any future conflict.
16. Traffic. The applicant is requesting a waiver from submitting a traffic study. Testimony should be provided to support this request.
17. Utilities.
  - A. Water: The Utility Plans, Sheets 12 and 13, show a proposed 8" CLDIP water main extending south from the existing 8" main in Cambridge Boulevard, along Cambridge to the section limit south of Wexford Drive and connects to the existing main in the adjacent section. An 8" main extends along the new section of Wexford Drive from the existing stub end and connects to a proposed 12" water main in Balsam Road. This 12" main connects to the existing 12" main near the intersection of Balsam Road and Weston Drive and extends south past Wexford Drive to the roundabout. At the roundabout the 12" main branches to the east and ends at the road stub for future Merseyside Drive. Another branch, 8", extends to the west and around the roundabout with stub connections for future extensions on Winchester Drive and Rutland Way.
  - B. Sanitary Sewer: The plans show proposed 8" PVC sanitary sewer pipes in Cambridge Boulevard extending to an existing manhole south of Wexford Drive; in Wexford Drive to Balsam Road, and in Balsam Road from the roundabout to an existing manhole 250 feet south of Weston Drive. The applicant should provide testimony that the downstream facilities have capacity for the additional flow.
18. General Comments:
  - A. Sheet 1 – Add the municipality for Aqua New Jersey.
  - B. Sheet 3 – Show the label for Section 2.3.



- C. Sheet 6 – Fix the R.O.W. dimension to 50'. Show the crosswalk striping.
  - D. Sheet 7 – In Wexford Drive, fix the cartway width. Add bollards at the stub of Wexford Drive South. Change the R11-2 and R16-7p signs to "W" signs per the details on Sheet 19. Edit the R6-1(L) signs inside the center island of the roundabout to (R).
  - E. Sheet 9 – Designate if any proposed houses will have walkout basements.
  - F. Sheet 12 – Add a note stating that the proposed water main and sanitary sewer pipes shall have a minimum clearance of 3 feet to the curb. Label any existing fire hydrants.
19. An engineer's estimate of the site improvements should be submitted for review and determination of the performance bond and inspection escrow amounts once all plan revisions have been approved.
20. Outside agency approvals should be submitted from the following prior to final approval and signing of the plans by Township and Board officials:
- A. Gloucester County Planning Board
  - B. Gloucester County Soil Conservation District
  - C. Aqua New Jersey
  - D. Logan Township MUA
  - E. NJDEP for water main or sanitary sewer extensions, if applicable.

### Recommendations

The comments and recommendations above are presented for the Board's review and consideration and for response from the applicant as warranted. Revised plans should be submitted for further review with a response letter prior to final approval and signing of the plans.

If you should have any questions please do not hesitate to contact me.

Very truly yours,

Paul D. Breier, P.E., P.P.  
Board Engineer

cc:

Brian Lozuke, Esq., Board Attorney  
Ashton Jones, P.P., Board Planner  
Paul Witthohn, P.E., CES



**consulting engineer services**  
**Engineers, Planners, and Land Surveyors**

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Paul A. Witthohn, PE, CME, Associate

Henry J. Haley, PE, PP, CME  
 CEO Emeritus

March 4, 2021

Shannon Kilpatrick, Secretary  
 Township of Woolwich  
 Joint Land Use Board  
 120 Village Green Drive  
 Woolwich Township, NJ 08085

**RE: Villages II at Weatherby – Sections 1.2-1.4  
 Final Major Subdivision  
 Block 28, Lot 5, 6.01, and 16  
 Woolwich Township, Gloucester County, NJ  
 CES #1906-48-03**

Michael C. Dupras, MS  
 Alan J. Ippolito, PE, CME  
 Lorianne M. Lawyer, PLS  
 Erik R. Littlehales, PE  
 Jarod Thomas, PE

Dear Ms. Kilpatrick:

On behalf of our client, Summit Ventures, Consulting Engineer Services (CES) offers the following responses to the *outstanding* items noted in the February 11, 2021 Planning review by Ashton G. Jones, P.P. of Remington & Vernick Engineers and the February 11, 2021 engineering review from Paul D. Breier, P.E., P.P., of Federici & Akin, P.A. Consulting Engineers.

**PLANNING REVIEW RESPONSE**

**III Zoning Requirements**

C. Notes

3. The maximum building coverage will be revised to 35%
4. No building shall exceed the 35-foot maximum allowable building height.

**IV Performance Standards**

A. Parking and Circulation

2. The revisions to the overall pedestrian/recreation path, based on previous discussions with the board during Section 1 testimony, will be shown in an exhibit and testified by the applicant during this hearing.

B. Planting Design

1. Street trees will be shown with a root barrier and a barrier detail will be added to the plan.
2. The foundation planting is shown on the "Typical Lot Detail" on Sheet 15 of 25, and a Foundation Planting Selection – Planting List is included in the Details sheet (No. 16 of 25).
3. Landscape Note No. 8 will be removed from details sheet.

**645 Berlin-Cross Keys Road, Suite 1, Sicklerville, NJ 08081**  
**856-228-2200 Fax 856-232-2346 design@ces-1.com www.ces-1.com**  
 NJ Certificate of Authorization #24GA27957700

C. Lighting

1. The proposed light poles will be consistent with the existing poles already installed in Villages II, and testimony can be provided, if required.
2. Residential street lighting is controlled by ACE in agreement with Township's approved timing schedule.

D. Miscellaneous

1. This issue is resolved per discussion with Planner. No changes required.
2. The developer's agreement (Forth Supplemental Developers Agreement, October 2, 2017) addresses active and passive recreation obligations within Weatherby, and no additional recreation improvements are required in Villages II.
3. If required, a waiver is requested for the inclusion of cross sections and profiles of existing streets within adjacent sections of Villages II under construction, or future sections. No changes are proposed for the subdivision plans for Sections 1.2-1.4.
4. Copies of existing and current environmental approvals for Villages II were submitted to the board for previously approved sections. Additional copies will be forwarded to the JLUB as a condition of approval.
5. The applicant addresses the following submission items as follows:
  - a. A current photo of the project site will be available for display at the hearing, if required.
  - b. The Municipal Clerk signature line will be added to the cover sheet.
  - c. The Block and Lot numbers approval from the Tax Assessor will be forwarded to the JLUB secretary prior to sign-off.
  - d. No steep slopes are present within 200 of this project.
  - e. Reflective pavement marker location is shown on the subdivision plan, and a detail is shown on the construction details.
  - f. The style of homes will be similar to the homes under construction in Section 1.
  - g. The applicant can provide Testimony on deed of ownership, if required.
  - h. Agreed, the HOA and easement documents will be submitted to the Township as a condition of approval.
  - i. As clarified in Checklist Waiver Request in the application package, in November of 2010 Summit Ventures and Woolwich Township agreed to amend several sections of the developer's agreement for Weatherby. In exchange for deeding a 33-acre parcel on High Hill Road to the Township for open space, Woolwich agreed to exempt Weatherby from any and all tree inventory or tree replacement requirements. This provision was incorporated into the Fourth Supplemental Developers Agreement of October 2, 2017 and remains in effect.
  - j. (see g, above).
  - k. (See D2, above) Testimony can be provided on community facilities/fiscal impact, if required.
  - l. A submission waiver was requested. A Traffic Impact Study was completed by CES for Villages II dated January 2015. The study included 466 proposed single-family dwelling units within the Villages II and Hi-Lo Farms development areas. Based on the current layout, 443 dwelling units are proposed for this area. Therefore, the site will generate fewer trips, and the overall traffic impact will be less than the impact identified in the previous traffic study.
  - m. (See i, above).



- n. Roadways will be filed by plat, and the legal descriptions for the remaining open space parcels will be forwarded to the JLUB engineer for approval prior to sign-off.

## ENGINEER REVIEW RESPONSE

### Technical Review

- 5. The are no environmentally sensitive areas in the proposed development.
- 7. Agreed. Plans will be revised to show slope value on steep slopes, where appropriate. The use of RCP instead of HP in select non-traffic locations is due to the proposed cover requirements at these locations.
- 10. Agreed. A note will be added to the Subdivision plan to prepare a clean sawcut line at the existing pavement edge, and we will review with applicant and JLUB engineer to determine the most reasonable overlap.
- 11. Agreed. The existing adjacent crosswalk will be shown on revised plan.
- 13. Agreed. The designations on these signs will be revised.
- 15. Agreed. The lighting conflict between this pole and tree will be resolved in revised plan.
- 16. A Traffic Report and testimony was provided with the previous preliminary subdivision approval for Villages II, and this application is consistent with the preliminary subdivision.
- 17.B Adequate downstream sewer capacity exists for Sections 1.2-1.4 and AQUA NJ has endorsed the Treatment Works approval for this project.
- 18. General Comments:
  - A. Agreed. We will revise address for AQUA.
  - B. Agreed. We will show label for Section 2.3.
  - C. Agreed. We will update dimension.
  - D. Agreed. We will update the cartway width dimension, and show temporary barrier at Wexford Drive South, and update the noted traffic sign designations.
  - E. Agreed. We will note the 3 walk-out lots.
  - F. Agreed. We will add note about water main/sewer main being 3' off curb line.
- 19. Agreed. We will provide an Engineer's Estimate for review by the JLUB Engineer as a condition of approval and prior to "sign-off".
- 20. Agreed. We will forward copies of all outside agency approvals to the JLUB as a condition of "sign-off".

If you have any questions concerning the enclosed, please contact our office.

Very truly yours,



Paul A. Witthohn, P.E., C.M.E.  
Associate.

cc: Ken Schatz  
Robert Baranowski  
Akos Nagy  
Larry Ragone  
Jim Miller  
Dan Ljoka