

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
JANUARY 21, 2021**

Chairman Maugeri called the meeting to order at 7:03 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-Present.

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

Next on the agenda was the approval of the minutes.

-Nov. 5, 2020 Reg. Meeting-Motion to approve made by J. Juliano, Seconded by B. Rushton, All were in favor, J. Maugeri abstained.

-Dec. 3, 2020 Reg. Meeting- Motion to approve made by C. Grasso, Seconded by S. Barbagallo, All were in favor. Mayor Marino abstained.

-Jan. 7, 2021 Re-Org Meeting- Motion to approve made by Chief Jaramillo, Seconded by B. Rushton, All were in favor.

-Jan 7, 2021 Reg. Meeting- Motion to approve made by J. Juliano, Seconded by Chief Jaramillo, All were in favor.

New Business:

JLUB #2020-20 Kevin Burns, 10 Nicole Ct. Blk 54, Lot 9.18. Bulk Variance application. Applicant was sworn in by B. Lozuke. Mr. Burns explains why he is requesting relief of the fence height ordinance for corner property around a pool.

With no further questions, Chairman Maugeri asks for a motion to open to the public. Motion given by J. Casella, seconded by Mayor Marion. All were in favor.

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

Chairman Maugeri says with no further questions, he asks for a motion. B. Rushton makes the motion, seconded by J. Casella.

Roll call of zoning as follows:

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

JLUB #2018-11 Somerset Woolwich Urban Renewal LLC, Shop Rite of Center Sq., 1080 Auburn Rd. Block 4, Lot 4. Preliminary & Final Major Site Plan Application.

Attorney for the applicant D. Del Duca gives a brief overview of the property and the previous approvals given. The history includes all details regarding the legal appeals for this previously approved project.

The approval for the site plan is requested at this time for a few reasons that Mr. Del Duca explains to the board. Under PUD zone bulk variances are not needed on this project and it is approved.

Asks for minor variances and will list those out. They will also put in a traffic signal for the site. Four exhibits are handed out to the board. A1 exhibit is a overhead view, A2 overall plan with signage and pad site, A3-zoomed in of A2. A4 Arch elevations, has 2 pages.

Prelim & Final Site plan approval for Phase 1 that was vacated by the court described in Mr. Del Duca's review is what they are here to ask for.

Mr. Jay Sims-Engineer (CES) is sworn in to testify. Mr. Sims gives an overview of the project including sidewalks, entrances, landscaping, basin, etc.

Mr. Del Duca describes the variances requested and asks Mr. Sims to explain them, signage, and buffer size reduction, on the north side due to sewer and water lines near the fence in the buffer. As per the number of landscaping plants will be relocated to another spot on the site, 102 plants near basin D.

Landscape buffering requirement along Center Sq Rd cannot have too many plants, due to the location of the gas easement will not be able to put in any landscaping due to the gas line. Asking for a variance in case they cannot plant what is required due to the gas line. Noting these comments in Mr. Jones' letter.

Will comply with the parking spaces noted in Mr. Jones' letter on p4. Prefer to not bank those. They will need as many spaces as they have for busy times. Traffic of loading trucks described, as well as HVAC coverage and compliance with trash enclosures.

Explains the teardrop sidewalks as it heads to the railroad track and not continued on for safety. Comment #15b in Mr. Breier's letter Mr. Sims explains the difficulty of the slope of the basin requested, drawings currently not showing the ramp for the basin. Will work with Eng to find the solution.

Chairman Maugeri refers to the conditions of approval from the original resolution. Landscaping for #9, and the fencing along the Conifer road development. Mr. Sims 6 ft vinyl fence, #11. Noise from a/c unit so that the residential units, will try to soften any noise. Cross easements to Engineer, #14, will submit them to the JLUB engineer at that time.

Mr. Del Duca goes over all the COA for the record, #15-fire lanes, #17 fencing around basins will be maintained by the owner of Phase 1, #18 bicycle parking not required. #19 Legal descriptions for the lots, prior to signing, broadly naming all the conditions previously agreed to.

Mr. Zallie is sworn in as applicant. He explains his background of the grocery business and that he is the sole owner of all 11 Shoprite's/Zallie's stores.

Mr. M. Brown from CES, is sworn in, as a traffic engineer and his assessment of the location, stating that nothing has changed significance from the 2018/2019 review.

Chairman Maugeri calls for a 5 min recess at 8:27PM for Mr. Del Duca to get his next witness to testify.

Mr. Del Duca calls J. Mc Donough is the Planner for the project. He is also a Landscape architect, for over 25 years and also testified in 2018 on this project.

Mr. Mc Donough speaks to the variances requested that they are minor in nature and compliance will exceed the requirement, but may not meet it to the specific rule. Each variance will be described in detail as listed on the application.

Mayor Marino asks about including irrigation to keep the look of the landscaping on the road front looking good. Mr. Del Duca states that they had not looked at adding this and agrees that if the board makes it a COA they will comply or come before the board for relief at a later time.

A. Jones reviews his letter Jan 14th and the variances already mentioned for the record.

P. Breier reviews his letter dated Jan 15th and asks for testimony on environmental impact, fire department will enforce reflective markers on the revised plans. No fencing around basins for non-residential areas. Stormwater management and

basin maintenance plan will be submitted later for review. Fire hydrants noted, and two additional are recommended, it is noted they have worked with the Fire Marshal and agree to add the two additional..

With no more testimony, Chairman Maugeri asks for a motion to open to the public, Mayor Marino makes the motion, seconded by Chief Jaramillo. All were in favor.

With no one from the public speaking, Chairman Maugeri asks for a motion to close to the public. Mayor Marino makes the motion, seconded by Chief Jaramillo. All were in favor.

With no more questions or testimony Chairman Maugeri asks for a motion for this application.

B. Rushton makes the motion to approve this application with the following variances:

- hair-pin striping for the parking
- reduction of the sidewalk down to 5 feet in front of the Shoprite from Home section
- illuminated signs and the channel signs
- building off sets
- re-locating landscape to meet the amount of plants, not all the locations.
- planted landscape buffer along the road in case the gas company will not allow it.
- as a condition of approval adding irrigation to the landscaping
- any and all other prior conditions of approval from the previous meeting are applicable
- as a condition of approval, completion of all previous COA memorialized in Resolution #2019-13

Chief Jaramillo seconds the motion. Discussion is requested by J. Juliano. Requests clarification on the installation of the traffic light at Village Green Dr. and Center Sq. Rd. Mr. Juliano wants to see if the intent on the cost share for that would not include the township as a tenant of that development agreement. Mr. Del Duca states that is not his intent, but has not investigated that step as of yet, noting that the Township already exists, and also states this cost share would be for future tenants of the site.

With no further discussion, Chairman Maugeri asks for a Roll Call.

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, J. Kauffman – Yes ,Chairman Maugeri –Yes.

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

J. Juliano makes a motion, Seconded by Mayor Marino. All were in favor.

The JLUB meeting adjourned at approximately 9:07 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file