

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

February 17, 2022- Regular Meeting Minutes

Vice Chairman Bob Rushton called the meeting to order at 7:04 PM

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Vice Chair Rushton led all present in the Pledge of Allegiance.

M. Aimino swore in Class IV member Ken Morris.

Roll call of JLUB members:

Sal Barbagallo- Absent, Carolyn Grasso - Absent, Jon Fein – Present, Mayor Craig Frederick – Present, John Juliano – Present, Vern Marino - Present, Joe Maugeri - Absent , Joe Morgan –Present, Ken Morris – Present, Bob Rushton - Present.

JLUB Engineer P. Breier, JLUB Planner J. Petrongolo & Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-February 3, 2022 Reg. Mins- J. Juliano made a motion to adopt the minutes, V. Marino seconded the motion. All were in favor. Abstentions: J. Morgan

New Items:

JLUB#2021-035 Steve Palestini 901 Ashburn Way, Block 3.02, Lot 1 application for Bulk Variance Approval.

Before Mr. Palestini is sworn in by counsel, Mr. Aimino states that this board will operate as a Zoning Board for this application, and Mayor Frederick and V. Marino are recused for this application.

Mr. Palestini is sworn in.

Mr. Petrongolo states that after speaking with Mr. Palestini is asking for a 72 inch fence in his front yard, it will be in the same location as the current 48 inch fence. This fence is in the easement, and will have to get approval by the zoning officer for putting it in this area. In the event the Township needs it to be removed, the permit for putting it in the easement would be a condition of approval, Mr. Aimino confirms with Mr. Palestini.

Mr. Palestini describes his request to install a fence on his corner property, where a 4 foot currently exists, to make it a 6 foot fence. His yard is exposed to the road and neighbors and would like privacy for his yard and children. Mr. Petrongolo confirms that privacy along with security are the main reasons for this request.

Vice Chair Rushton asks about how far away the fence will be from the road and will it cause a site issue? The applicant confirms that it will be more than 18 feet from the road.

Mr. Juliano asks if the other neighbors adjoining all have 6 foot fences as well so no gaps.

Mr. Fein asks about the previous install would have confirmed the site angles, and Mr. Petrongolo states that the site line from a vehicle is much lower actually.

With no more questions, Vice Chair Rushton asks for a motion to open to the public, J. Juliano makes the motion, seconded by J. Fein. All were in favor

With no one from the public coming up to speak, J. Juliano makes a motion to close to the public, seconded by J. Fein. All were in favor.

V. Chair Rushton asks for a motion on this application, J. Juliano makes the motion to approve noting the requirement for a permit of encroachment as a requirement, Seconded by J. Morgan.

Roll call as follows:

J. Morgan - Yes, K. Morris – Yes, J. Juliano – Yes, J. Fein – Yes, Vice Chair Rushton – Yes,

Next on the agenda:

JLUB#2020-002 Liberty Commodore I Urban Renewal, LLC, Commodore Business Center North, 2221 & 2279 US Rt. 322, Block 11, Lots 20 & 21 application for Amended Preliminary & Final Major Site Plan.

Clint Allen, the attorney for the application introduced himself and a brief overview of the project to amend the previous approval for this site. These additions to the site are needed to help fit the future tenant. Including an 8 foot fence all around the facility with two guard houses for a fully secure site. Also an emergency stand by generator on the front side of the building. The circulation of the traffic on the site will be changed to limit the truck traffic in and out from one side only, off of Stone Meeting House Rd. This will limit the access from Rt. 322 to only car traffic.

A Witness & Exhibit list (A15) was provided and a Variance List (A16). Mr. Allen discusses briefly the variances that are listed and that a few are overlapping. He also mentions the sound wall that will be discussed during testimony.

Mr. Allen introduces those professionals that will be testifying so they could be sworn in. Dan Vignola, from Liberty Commodore Urban Renewal, LLC, Michael Citerone, site plan engineer, Craig Dishner, the architect, Andrew Feranda, traffic engineer and Norman Dottie, the sound engineer, and Jill Barber, landscape engineer, planner for bulk variances. All were sworn in by counsel.

Mr. Allen gave a quick introduction and asked Mr. Citerone to begin describing the project layout using the exhibits listed previously. Changes for materials are based on availability for the basin's but otherwise no major changes. Mr. Juliano asks about the access on Rt. 322 and how only cars will use this entrance, Mr. Allen confirms as well as mentions only fire trucks or other emergency vehicles will use this access.

Mayor Frederick asks about the truck flow on the back entrance on Stone Meeting House Rd. The exhibit is presented to show how it will lay out, exhibit A3e.

Mr. Citerone shows the flow from the far entrance on Stone meeting house and how the trucks can enter and exit. Mr. Marino asks about the possibility that a truck could try to exit the facility onto Rt. 322 making a right. Mr. Allen testifies that there is a gate at that exit to prevent this. Mr. Marino states how the change on this access to Rt. 322 will really help with safety, as Mr. Allen explains the construction of the intersection will help as well. A sign package will be presented at a later time with a "no Trucks" sign on the premises.

Mayor Frederick asks about the access through the gate for emergencies. The gate will have a lock box that all emergency companies have keys to. Exhibit A3a shows the gates and how they will look.

Mr. Allen calls Mr. Feranda from Shropshire Eng, who is a professional traffic engineer. Mr. Feranda reviews the traffic plan and the access for passenger vehicles and the trucks. As well as the levels of service at the intersection currently and with the future changes to circulation at the intersection and entrances. Mr. Feranda discusses the number of staff on site per shift, and the parking spots dedicated for them.

The signal and timing is presented and how it will flow.

Vice Chair Rushton asks about the left turn arrow from Rt. 322 to SMH Rd. and who controls the timing. Mr. Feranda says this is what the DOT has set.

Mayor Frederick asks about making a left onto SMH road, and is there room for them to wait. And is there any assessment that trucks will make a right and go North on SMH rd. Mr. Feranda states that this is a low volume road and there should be plenty

of room for stacking, but right turns are not anticipated. The lights will also have video cameras to help adjust for the volume as needed.

Mr. Allen calls Mr. Dishner and the improvement to the building that will be made. Mr. Dishner shows the office buildouts on each corner. Exhibit A9 shows the design of the paint contrast, and the glass requirements on the building. A1 site plan is shown along with the landscaping along the front. A8e is shown. The HVAC on the roof will also be hidden by the building being lower and the front berms and landscaping.

Mr. Marino asks about the elevator requirement for a two story building, and yes, this is confirmed.

Ms. Barber offers her landscaping and planner qualifications for the board. They are requesting a C Bulk Variance for the guardhouse, which has a setback requirement of 100 feet; they will be 90 feet from the back property line. The variance is for 10 feet. This will be obscured from view by the sound wall, and will help move traffic more safely off the road.

Mayor Frederick asks about the back side of the sound wall and what exists and if they will add to it. Ms. Barber states that there is a variety of trees and shrubbery there. Exhibit A7 shows 75 feet beyond the wall to the property line. Ms. Barber refers to the previous approval for landscaping, which was approved in a prior meeting and they are not asking to amend that plan.

A question about the wall photo shown and it is an example of one, not the one on site as it is still in process of being built.

Mr. Dottie will testify next about the emergency generator and the new HVAC system. Exhibits A13 & A14. He shows that most warehouses will not have as much HVAC as this facility will need, and shows the expected sound will stay under the Dba limit of 50.

Mr. Dottie shows that the ambient sounds of traffic are louder than the HVAC. The emergency generator in the front will have a good enclosure to help with sound, and will make little noise. An emergency generator is exempt from the sound regulation, with exception for testing of the machine.

Mr. Dottie comments on the 15 peak hour truck movements are about one truck every 4 mins, etc. will not be an issue for the sound levels, and there are two entrances to split this up.

Mr. Allen concludes and asks for this exhibits and response letters to be part of the public record.

Mr. Petrongolo discusses his letter dated Jan. 3, 2022 and received a response letter dated Feb. 15, 2022. They have agreed to any of the outstanding issues as well as complying with the fence ordinance.

The C Variance, with the 10 foot set back, and asks for testimony on why it is in this location. Mr. Allen reiterates Ms. Barber's testimony on the location of the guard shack to best accommodate the truck traffic and the bend of the road, to get them off SMH Rd.

Mr. Breier discusses his letter dated Feb 10, 2022 and the response dated Feb. 15, 2022. He asks that the Environmental Impact statement be updated with the new sound changes, and Mr. Allen agrees. The only other item is the fire hydrant that is planned to be inside the gate and if they could move it out of the gate for easier access. Mr. Allen states that he is working with the Fire Marshall, Aqua for water service and the Engineers to see if it can be moved. Mr. Aimino asks if they will make it a COA and Mr. Allen confirms.

Other minor issues have been agreed upon with the new site triangle with the new truck entrance, and they confirm the DOT will do this. The new storm water basins are agreed upon, but some material changes due to availability, but they have been discussed previously. The interconnection with Aqua has changed to a meter box on the SMH Rd.

Mr. Breier concludes with outside agency approval updates. Gl. Co. Planning Board-has waived review NJ DOT waiting for the permit for construction and entrance, Soil-certification pending, and water from Aqua and NJ American. MUA with Logan is in progress.

With no questions for the professionals, Vice Chair asks for a motion to Open to the Public, J. Juliano makes the motion, V. Marino seconds. All were in favor.

First to speak, T. Dalton is the president of the Enclave on Stone Meeting House HOA. He expresses how difficult the construction has been on the residents, dirty and loud 7 days a week.

Next is Erica Sechrist from 4 Colbalt Ct. complains of the noise the construction that is 7 days a week and she has young children. Recommending that she contact the code official at the Twp. for noise ordinance and working on Sundays.

Lastly, Sabine Spencer from 1 Colbalt Ct. She states that was not told about the warehouse when she bought her house. Wants to know who takes responsibility for the loss of the home. Mr. Fein explains about zoned property use and public record access to this information.

J. Juliano makes a motion to close to the public with no more coming forward, V. Marino seconds. All were in favor.

Vice Chairman asks for a motion on this application

J. Juliano makes the motion with all agreed upon issues and COA's mentioned tonight, V. Marino seconds.

Roll call as follows:

J. Morgan - Yes, K. Morris – Yes, J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, J. Fein – Yes, Vice Chair Rushton – Yes

Discussion item:

Updated 2022 Land Use Application.

JLUB Secretary states that No changes to the content, just font and realignment for easier usage. Mr. Aimino states no changes to the checklist which require changes via statute. It is just cleaned up.

Vice Chair Rushton asks for a motion, J. Juliano makes the motion, Mayor Frederick seconds.

Roll call as follows:

J. Morgan - Yes, K. Morris – Yes, J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, J. Fein – Yes, Vice Chair Rushton – Yes

With nothing else on the Agenda V. Marino makes the motion to second by J. Juliano. All were in favor.

The JLUB meeting adjourned at approximately 8:56 PM.

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary

Minutes not verbatim, audio recording on file