

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

August 17, 2023- Special Meeting Minutes
Meeting at Kingsway Middle School West Gym

The meeting was called to order at 7:00 PM.

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

All were led in the Pledge of Allegiance.

Roll call of JLUB members:

Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Present, John Juliano – Present, Frederick Lock – Present, S. Maccarone-Present, Joe Maugeri – Present, Joe Morgan – Present, Ken Morris – Present, Bob Rushton – Absent.

Re-Swearing in of the JLUB professionals, Ashton Jones, Jake Schwartz, Dan Vechesky, D. Kennedy.

Next Items:

- Committee Member Resignation, Vern Marino resigns.

PB#2023-01 NVR Inc./Kings Meadow Residential Development for Preliminary and Final Major Site Plan, Preliminary and Final Subdivision, and other variances. Kings Hwy. and Asbury Station Rd, Block 18, Lots 4 & 6 and Block 22, Lots 2, 2.02 & 4.

Chairman Maugeri gives brief overview of the process for testimony. Counsel for the applicant, CherylLynn Walters, makes her introduction as well as brief overview of the approval requested. History of the application process and the material submitted for review during this meeting noting the exhibit markings.

Swearing in the applicant's approval, including S. Wolfson, S. Gallo, B. Crowder, J. Chudovan, W. Warwick, M. Roth and C. Rahenkamp all listed on the A-1 exhibit packet front page.

Mr. Wolfson testifies to the settlement agreement with the township and the KL Redevelopment agreement. Mr. Gallo, VP of land development for NVR introduces himself and his project.

Mr. Gallo presented an in-depth slide show of the project; hard copies were given to the board of this presentation. Temporary marking sign display is shown on page 15.

Mr. Crowder testifies as the engineer for this project, and where the parking areas are for each section of the development. Circulation and the amenities area are shown. No parking areas questioned, and applicants will work with the Twp. on those areas. Chairman asks if a COA for no parking areas to work with the Twp.

Stormwater and basins are subject to DEP approval. Descriptions of all the different basins that will exist on the site. Irrigation on common areas as COA. Sheet 23 shows where the basins are located.

June 25th planner letter, response on July 11th, second planner letter on August 2nd. All comments are agreed upon in the last letter and no variances requested.

Engineers letter dated June 29th, response letter dated July 11th, and August 14th 2nd Engineer letter. Exhibit A2 Crowder's letter dated 8/17/23 Exhibit A3 Pennoni's letter given to the board also dated 8/17/23.

Will comply as COA to agree with all comments, while waiting on the NJDEP for final approval. Grading plans will be decided by the county process of approval.

Mr. Rahenkamp describes the design of the housing and layout. Exterior styles and features. Mr. Warwick describes the clubhouses on both sides of the project and the amenities of each. Outdoor areas described. HOA dues will cover the costs for these areas.

Mr. Gallo also includes the walking trails and other outdoor space as all part of the amenities.

Traffic engineer for this project, Mr. Roth testifies for the application. Layout of the roadways, and how the roadways will be built for mobility around the site and entering and exiting the development. Intersection at Pancoast will be widened to accommodate turns correctly. Access to the 12 acre park donated to the town, how to enter there, the entrance has yet to be designed. Traffic signals and second entrance is governed by the county, but will work with Twp traffic as this is designed.

Mr. Rahenkamp discussed the income restricted homes.

Vote to continue meeting to 11:30pm. Motion made by Grasso, seconded by Juliano. All were in favor.

Mr. Jones reviews his comments, sidewalks are discussed and how to terminate them. All other comments have been addressed.

Mr. Swartz reviews his letter and make additional comments.

Vote to continue meeting to 12:15pm. Motion made by Juliano, seconded by Frederick. Roll call as follows:
Grasso-Yes, Fein-Yes, Frederick-Yes, Juliano-Yes, Morgan-Yes, Morris-No, Maugeri-Yes, Lock-Yes, Maccarone-Yes.

Vote to continue meeting to 12:40pm. Motion made by Frederick, seconded by Fein. Roll call as follows:
Grasso-Yes, Fein-Yes, Frederick-Yes, Juliano-Yes, Morgan-Yes, Morris-No, Maugeri-Yes, Lock-Yes, Maccarone-Yes.

Traffic letter reviewed by Mr. Kennedy.

Chairman asked for a motion to open to the public. Motion made by Juliano, seconded by Frederick. All were in favor.

Members of the public spoke of their concerns.

Resident on Wilshire asks about remediation of the site, sidewalks to the school.
Resident on Kings Hwy asks about fencing of the development, and access to his property.
Resident on Farmhouse Rd asks about townhomes, expansion and traffic volumes.
Resident on Garwin asks about access to the site via Garwin rd.
Resident on Franklinville Rd asks about open space and over development.
Resident on Mill Rd asks about census to determine township needs, fire/police.
Resident on Spring Hill dr. asks about the heigh of the buildings and stormwater.
Resident on Garwin asks about contamination and clean up.
Resident on Spring hill asks about traffic.
Resident on Hendrickson asks about how the approval process goes.

Vote to continue meeting to 1am. Motion made by Frederick, seconded by Fein. Roll call as follows:
Grasso-Yes, Fein-Yes, Frederick-Yes, Juliano-Yes, Morgan-Yes, Morris-Yes, Maugeri-Yes, Lock-Yes, Maccarone-Yes.

Motion to close to public, made by Frederick, seconded by Lock. All were in favor.

With no more questions, Chairman Maugeri asks for a motion on the application. G. Grasso made the motion, seconded by Lock. Roll call as follows:

Grasso-Yes, Fein-Yes, Frederick-Yes, Juliano-Yes, Morgan-Yes, Morris-No, Maugeri-Yes, Lock-Yes, Maccarone-Yes.

With nothing else on the agenda, Chairman Maugeri asks for a motion to Adjourn. J. Juliano makes the motion, J. Fein seconded the motion. All were in favor.

The JLUB meeting adjourned at approximately 1:01am
Respectfully Submitted,
Shannon Kilpatrick
Joint Land Use Secretary ***Minutes not verbatim, audio recording on file***