

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

August 18, 2022- Regular Meeting Minutes

Chairman Maugeri called the meeting to order at 7:05 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, Carolyn Grasso - Present, Jon Fein – Absent, Mayor Craig Frederick – Absent, John Juliano – Present, Frederick Lock – Present, Vern Marino – Absent, Joe Maugeri – Present, Joe Morgan – Present, Ken Morris – Present, Bob Rushton – Present.

JLUB Planner J. Petrongolo, Conflict Engineer Blake Fitzgerald (testifying for Joe Raday, Pennoni & Ass.), JLUB Engineer Robert Mulford and Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-July 21 2022 Reg. Mins- F. Locke made a motion to adopt the minutes, J. Morgan seconded the motion. All were in favor. Abstentions: J. Fein, J. Morgan, B. Rushton

New Items:

- **PB#2022-015** CP Urban Renewal, LLC, Hazel Blvd, Block 28.04, Lot 7, Amended Final Site Plan and Minor Subdivision.

Attorney for the applicant, CherylLynn Walters introduces herself, and her witness listed on Exhibit A1 of her witness and exhibit list packet distributed to the board. An electronic copy is on file for this application. The witnesses are sworn in. This amended application includes a minor subdivision that was to be turned over to the town as part of the road but time had lapsed to make this subdivision part of Balsam road.

South Point at Weatherby was approved as Villages I section 5 for 386 unit apartments in 2016. The owner has redesigned the complex keeping the number of units the same, just changing the layout. This is relabeled as a life style community for young adults or professionals and older 55 and above adults downsizing. The floor plan options are one bedroom, one bed with loft or two bed units are intermixed. Club house with amenities is in the center, large outdoor areas with gardens and water features.

Mr. Sims, Engineer & Planner for the project reviews the layout of the project shown in the handout given to the board. The amended plan is described as enhanced and better layout for the residents. Parking, open space and building height is described. COA to put bollards in front on walkway to storage units. More trash areas are in this revised layout. The signs are also described. A variance is requested for the number of signs on the site. Entire packet marked as A1 for the record.

Mr. Barr-is the architect for this project and testifies for the applicant. The size of the units goes from 1100-1430 sq. ft. apartments. Mr. Barr compares the original approval layout plan to the revised plan, that are only two story buildings versus the previously approved 3 or 4 story buildings.

Chairman asks if they have an idea of the number of kids this will bring. Ms. Walters states the projections of school age kids is around 27 or so, less than the original projections with the previously approved plan.

Details of the clubhouse amenities are reviewed. Pages 24 and 25 are missing from the packet, and will be emailed to the secretary, marked as A2 exhibits shown on the larger display board.

Landscape Arch E. James will go over the landscape design for the property. The butterfly garden, entrance designs and general open space layout for the residents is described. Irrigation will be provided for the plantings and maintained by a contracted landscaper paid for by the management. The numbers of shrubs, trees and other plantings are described.

Mr. Simms discusses that Phase I will include the clubhouse as well as the marked apartments. As part of the Tenby Chase agreements, a walking path will be installed between this property and the township property, actually on township property. The medical campus will be responsible for their part of this path between properties.

Mr. Petrongolo refers to his letter dated August 12, 2022. Comment A1 on parking they have addressed with bollards to help with this loading area. Variance will be needed for 20 foot roadway. Request for single line striping for the parking lot, Kings Land. Red. Plan requires the double, hairpin striping. Mr. Petrongolo prefers the hair pin striping. Long discussion follows and this item becomes a separate vote for the variance. Number of signs becomes a separate vote on this variance for more than the 3 signs allotted.

Engineer's letter dated August 15, 2022 Mr. Mulford states all of his comments have been addressed.

Mr. Sims discussed the variances requested.

Chairman Maugeri asks for a motion to open to the public. B. Rushton makes the motion, seconded by C. Grasso. All were in favor.

M. Mattson-DojDeojay from 67 Buckeye Rd. asks about the buffering trees and general landscaping plans.

With no more from public, C. Grasso makes a motion to close to the public, seconded by J. Juliano. All were in favor.

F. Locke asks about the fire-pits and what the fuel will be for it. Ms. Walters describes that they are gas and are on timers with auto shut off.

Chairman Maugeri asks for a motion on this application, starting with the vote on the variance for parking striping.

B. Rushton makes the motion for the hairpin striping, seconded by J. Juliano. Roll call as followings:

S. Barbagallo-Yes, C. Grasso-No, J. Juliano-No, J. Morgan-No, K. Morris-Yes, B. Rushton-No, F. Lock-No, Chairman Maugeri-No.

Next is the vote on the number of signs allowed, 3 are allowed and the variance is for 5. B. Rushton makes the motion, seconded by S. Barbagallo.

Roll Call as follows:

S. Barbagallo-Yes, C. Grasso-No, J. Juliano-No, J. Morgan-Yes, K. Morris-Yes, B. Rushton-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

Finally, Chairman asks for a motion on the remaining variances on the application, C. Grasso makes the motion, seconded by B. Rushton.

Roll call as follows:

S. Barbagallo-Yes, C. Grasso-Yes, J. Juliano-Yes, J. Morgan-Yes, K. Morris-Yes, B. Rushton-Yes, F. Lock-Yes, Chairman Maugeri-Yes

Chairman calls for a recess at 9:20pm. Meeting resumes at 9:27pm.

Next on Agenda:

PB#2022-016 Liberty Commodore I Urban Renewal, LLC, Commodore Business Center North Signage, 2221 & 2279 Rt. 322, Block 20, Lots 20 & 21, Amended Preliminary & Final Major Site Plan and Bulk Variance.

Attorney for the application, Clint Allen introduces the application for signage for a previously approved warehouse. Handouts are provided to the board including Exhibit A-5, Variance request list, and A-6 Witness List. Response letters to the JLUB professionals are added to the file.

The witnesses are sworn in. Mr. Ritchie begins with the layout of the building and where the signage will be located and what they will look like. The sign out front is allowed at 8 ft. but variance is requested to be 15 feet.

Mr. Petrongolo reviews his letter dated August 12, 2022 along with response letter dated August 18, 2022 from the applicant agreeing to most all issues, except the variances requested. The large 15 foot sign is discussed further. Mr. Petrongolo testifies that the sign height at 15 feet would be inconsistent with the area and not necessary.

Chairman asks for a motion to open to the public, C. Grasso makes a motion, seconded by F. Lock. All were in favor. With no one from the public to speak, Chairman asks for a motion to close, J. Juliano makes a motion to close, seconded by B. Rushton. All were in favor.

JLUB Solicitor M. Aimino asks that if there are still issues with the request for a 15 foot tall sign variance, that similar to the previous application, that this vote be taken separately. Chairman Maugeri asks for a motion to approve the 15 ft height sign variance. C. Grasso makes the motion, seconded by B. Rushton. Roll Call as follows:

S. Barbagallo-No, C. Grasso-No, J. Juliano-Yes, J. Morgan-No, K. Morris-No, B. Rushton-Yes, F. Lock-No, Chairman Maugeri-No

The variance is denied.

Chairman Maugeri asks for a motion, B. Rushton makes the motion to approve the amended site plan application and variances except number 3 (the 15 ft height), from the list submitted by the applicant. Seconded by C. Grasso. Roll call as follows:

S. Barbagallo-Yes, C. Grasso-Yes, J. Juliano-Yes, J. Morgan-Yes, K. Morris-Yes, B. Rushton-Yes, F. Lock-Yes, Chairman Maugeri-Yes

Recess is called at 10:11apm. Meeting resumes at 10:19pm.

Next on the Agenda :

PB#2022-017 Aqua New Jersey, Inc. Rt. 322, 144 Kings Hwy, Block 60, Lot 2, Booster Pumping Facility, Preliminary & Final Major Site Plan.

Clint Allen, attorney for the application introduces himself and the project. Adam Burger from Aqua NJ and John Kornick, Engineer for the application are sworn in. Handouts of the location and project are distributed to the board. Mr. Allen asks that the letter dated August 18, 2022 in response to the conflict engineer's' letter be included in the file.

Mr. Allen asks for relief from curbs, street trees and a sidewalk due to the location of the booster facility and its relationship to Kings Hwy, noting that the road will be widening at some point. Lightening and landscape plan to be provided at a later time, as a COA.

Chairman Maugeri asks about the space in front of the fence for trees, and Mr. Allen offers to put them inside the fenced area as an alternate.

Brief description of how the station will run. Including a fire hydrant for the fire department, question asked by F. Lock.

Ms. Grasso asks about the positioning on the lot to work on meeting the set-backs.

Item on the variance list #7 regarding the 100ft set back required and is asking for a bulk var. for the facility to be now 61 feet back. Discussion about putting the parking area in front of the booster in order to reduce but the board would ask the applicant to move the entire design back another 10 feet.

Owner of the property, Steve Wolfson is sworn in to testify on the application.

Mr. Fitzgerald reviews the letter dated August 16, 2022 and reads it into the record.

Mr. Allen asks for a deferral for the sidewalk, curbing and trees as COA when the neighboring lot is developed.

Chairman's asks for a motion to open to the public. C. Grasso makes the motion, J. Juliano seconds the motion. All were in favor. Chairman states that with no public in attendance, he asks for a motion to close. F. Lock makes the motion. Seconded by J. Juliano. All were in favor.

With no more questions, Chairman Maugeri asks for a motion on the application. C. Grasso makes the motion including the buffers on the landscaping, seconded by B. Rushton. Roll Call as follows

S. Barbagallo-Yes, C. Grasso-Yes, J. Juliano-Yes, J. Morgan-Yes, K. Morris-Yes, B. Rushton-Yes, F. Lock-Yes, Chairman Maugeri-Yes

A vote is needed to extend the meeting past 11pm for a new application. Chairman Maugeri asks for a motion. C. Grasso makes the motion, seconded by K. Morris, all were in favor.

Next:

PB#2022-018 Aqua New Jersey, Inc. Rt. 322, 190 Kings Hwy, Block 60, Lot 1, Elevated Water Storage Facility, Preliminary & Final Major Site Plan.

Mr. Allen introduces this application for the height of the water tower. The wording on the tank is to be decided by the Twp Comm.

The response letter to Mr. Raday's letter, dated August 18, 2022 is made part of the record. This is an un-manned site. Lighting the top is made as a COA to work with the JLUB professional (Engineer) who will work with the Twp Comm. Deferral of street trees, curb and sidewalk is requested and to be installed when neighboring property is developed. Landscaping irrigation is COA agreed upon as well. Variance for the fence height for security to be 8 feet.

Mr. Raday's letter, presented by B. Fitzgerald is dated August 16, 2022.

Chairman's asks for a motion to open to the public. B. Rushton makes the motion, J. Morgan seconds the motion. All were in favor. Chairman states that with no public in attendance, he asks for a motion to close. B. Rushton makes the motion. Seconded by F. Lock. All were in favor.

With no more questions, Chairman Maugeri asks for a motion on the application. B. Rushton makes the motion including the variances, buffers on the landscaping and irrigation and Engineer to work with Twp Comm, redirecting overflow, safe water report, seconded by J. Morgan. Roll Call as follows

S. Barbagallo-Yes, C. Grasso-Yes, J. Juliano-Yes, J. Morgan-Yes, K. Morris-Yes, B. Rushton-Yes, F. Lock-Yes, Chairman Maugeri-Yes

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

The JLUB meeting adjourned at approximately 11:36pm.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file