

# WOOLWICH TOWNSHIP JOINT LAND USE BOARD

March 7, 2024- Regular Meeting Minutes

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:

**Grasso - Present, Healey – Present, Juliano – Present, Kauffman-Present, Matthias- Present, Maugeri - Present, Moorers- Present, Morgan –Present, Morris – Present, Nocentino-Present, Rushton – Absent, Trautz-Present.**

JLUB professionals Ashton Jones, Planner, Samantha Booster, Traffic Eng., continuing Engineer Steve Nardelli and Solicitor Mike Aimino.

Minutes sent via email: Reg Meeting -3/7/24-Juliano makes the motion to approve, Morgan seconds. All were in favor.  
Abstentions: Moorers, Matthias, Grasso.

Old Business:

- **WH Development Urban Renewal LLC**, Request for Extension of Final Major Site Plan Approval. JLUB#2021-009.

Mr. Clint Allen, Attorney for the applicant explains the request for an extension of the approval as project is slowly moving through all the outside agencies. This is the second of three possible extensions for this application.

Mr. Jones states that he has no issue with this request. He clarifies that an applicant can request up to 3 extensions of an approval.

With no more questions, Chairman Maugeri asks for motion for the extension request, Morris makes the motion, seconded by Morgan. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorers-Yes, Nocentino-Yes, Kauffman-Yes, Maugeri – Yes.**

- **Res# 2024-17** of the Joint Land Use Board of the Township of Woolwich Regarding WH Development Urban Renewal LLC. Granting a One Year Extension of Final Major Site Plan Approval.

Next Chairman Maugeri asks for a motion to adopt Res#2024-17, Grasso makes the motion, seconded by Juliano. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorers-Yes, Nocentino-Yes, Kauffman-Yes, Maugeri – Yes.**

New Business

- Review and recommend the 2024 Amendment to the Kings Landing Redevelopment plan and zoning map.

Mr. Jones explains that this will only remove one type of business in the KLR zone, prohibiting gas/fuel stations. The map has been updated to reflect this change. Questions regarding what the definition of a gas station is in the code. Mr. Jones indicates his letter stating that the change is not inconsistent with the Master Plan.

Chairman asks for a motion of the change. Juliano makes the motion, seconded by Morris. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorers-Yes, Nocentino-Yes, Kauffman-Yes, Maugeri – Yes.**

- **Resolution 2024-18** Of the Joint Land Use Board of The Township of Woolwich

Recommending Adoption of An Amendment to The Kings Landing Redevelopment Plan and Zoning Map.

Next the chairman asks for a motion to memorialize the decision in the resolution: Grasso makes the motion, seconded by Juliano. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Yes, Kauffman-Yes, Maugeri – Yes.**

Next on the agenda:

- **PB#2023-17** 2024 Oak Grove Rd Woolwich, LLC, Preliminary and Final Major Site Plan, Block 11, Lots 6, 6.01, 6.02,6.03, 6.04, 7, 11, 11.01.

Mr. Allen introduces himself as counsel for this application, indicates the Exhibit package given to the board which also includes his witness list.

Mr. Aimino swears in the witnesses for this application.

Mr. Allen begins the overview of the application for the board. Mr. Steinfeldt gives an intro to the board. Mr. Martell, Engineer for the applicant begins reviewing the exhibits starting on page A1 with the overview of the survey and site plan A3 that is in coordination with the Redevelopment Agreement. A7 shows the driveway where no left turn can be made out to Oak Grove Rd as per the RA. Height of soundwall to be 7 feet and on the buffer with landscaping.

Board questions how to reduce the left turn options for trucks, Mr. Martell stated that reducing the turn radius is the most affective way to do this. Mr. Morris asks if they could reduce the road width at the entrance further. As a COA and with coordination with Emergency Services, the applicant will agree to reduce the entrance lane width.

Mr. Martell continues with A4 on the truck turning layout. A12 shows a sound wall sample and A5 shows the landscaping plan. Frontage on both road fronts will have irrigation. 5 foot berms will be on the Rt 322 frontage, on the OGR they will be 15 feet in height.

Applicant intends to extend the fence past the sound wall to finish off the layout of the landscaping design (not shown on exhibits).

There will be security fencing around the truck parking in the rear only. The fence facing the residents will be solid. A6-and on show views from across the street.

Mr. Martell testifies that there are no wetland encroachments on the property and the basins have to be cleaned out annually, checked quarterly and redone every 5 years.

**Chairman Maugeri calls for a break at 8:35pm. Meeting continues at 8:42pm.**

Mr. Allen calls the traffic engineer, Nathan Mosely, to testify to his report. Mr. Mosley's traffic study was done in Jan 2020 and again in 2022. Project is considered a General Warehouse Facility as the standard for his calculations. Questions about how the study was done, and evaluated as it was done a few years ago a board member asked. Mr. Mosely explained the calculation process.

Board requests No Parking signs along the shoulders, applicant agrees as a COA to ask DOT or county for permission for the signs.

Mr. Keith the Architect for the application testifies next as the color/shading of the building. Visual effects to off set the scale of the building. Spec building with two offices at each corner right now.

**Chairman Maugeri calls for a break at 10:15pm. Meeting continues at 10:20pm.**

Mr. Dotti is the sound engineer who testifies to his evaluation of sound levels on the property. Exhibit 13A shows the sound barrier and how it will go to the entrance on OGR from the rear of the facility. Mr. Nardelli (JLUB Eng) asks about putting a sound barrier on the SW corner of the property near Rt 322. Mr. Dotti testifies that the sound levels do not exceed the 65 dp.

Mr. Muto testifies as the air quality expert as to his results on exhibit A14.

JLUB Planner Mr. Jones discusses his 2/9/24 letter stating that most of his items have been covered by testimony in the meeting. He asks about lighting and the number of hours exterior lighting will be on. Dusk/Dawn was discussed. No street lighting has been proposed.

JLUB Traffic Engineer, S. Boonstra discusses her letter dated 2/9/24 and only comment was the right out only would have mountable concrete barrier. It was confirmed that was to be the case.

JLUB Engineer, S. Nardelli reviewed his letter dated 2/12/24 stating that all his concerns have been addressed.

Chairman asks for a motion to open to the public, Mayor Matthias made the motion, seconded by Grasso. All were in favor. No abstentions.

Mr. Aimino briefly reviews the JLUB rules for the public portion before swearing in the first person from the public.

G. Gallagher (16 Willow Pond Ct) expresses concern for the project.

H. May (38 Willow Pond Ct) asks about the sound wall extension, asks for some clarification on the entrance turning radius, bus stops and the outdated traffic survey causes him concern. He asks about the location of the sidewalk.

At 10:59 Chairman Maugeri asks for a motion to continue the meeting past 11pm. Grasso makes the motion to extend until 11:30pm, seconded by Juliano. All were in favor. No abstentions.

Continuing with the public portion:

D. Wade (231 Oak Grove Rd) asks about the ordinance for the hours of construction allow. Response was 7A-7P Monday through Saturday. He expresses concern about the backing up of trucks as they wait to unload on the roadway as well if there will be additional construction entrances.

E. Benjaminson (33 WPct) is not in favor of the project, loves living here and worries about the changes to our town. She states that idling trucks are on other roadways while the drivers sleep in the cab.

Chairman asks for a motion to close to public. Juliano makes the motion, seconded by Grasso. All were in favor. No abstentions.

At 11:20pm Chairman Maugeri asks for a motion to extend the meeting. Juliano makes the motion to extend until 12pm. Grasso seconds. All were in favor. No abstentions.

The board asks about the sidewalk requirement and best place to put it. Applicant asks for a waiver as putting it alongside the Oak Grove Rd. border would change the buffers designed there and there would be a considerable effort to put a sidewalk where the bridge over the wetlands is located. Suggested putting it on the East side of the road. Chairman suggests a sidewalk fund to be estimated by the Township Engineer, and as a COA the applicant agrees to fund this escrow. The governing body will determine where to place the sidewalk.

With no more questions, Chairman asks for a motion on the application. Juliano makes the motion to adopt including the 4 COA's, Grasso seconds. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-No, Nocentino-Yes, Kauffman-Yes, Maugeri – Yes.**

Chairman Maugeri asks for a motion to vote in a temp chairperson for the rest of the meeting. Mayor Matthias makes the motion, seconded by Morgan. All were in favor. Maugeri abstains.

At 11:46pm Maugeri recuses.

Temporary Chairman Juliano asks for a motion to go into Executive Session. Grasso makes the motion, seconded by Morgan. All were in favor.

Mr. Aimino discusses the Appeal and next steps.

Temporary Chairman Juliano asks for a motion to come out of exec session. Mayor Matthias makes the motion, seconded by Morgan. All were in favor.

Temporary Chairman Juliano asks for a motion to have Mr. Aimino file an appeal for the JLUB. Grasso makes the motion, seconded by Nocentino. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Yes, Kauffman-Yes, Healey-Yes.**

Temporary Chairman Juliano asks for a motion for Res. 2024-19 to memorialize the decision. Kauffman makes the motion, seconded by Nocentino. Roll call as follows:

**Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Yes, Kauffman-Yes, Healey-Yes.**

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

The JLUB meeting adjourned at approximately 12:15 am.

Respectfully Submitted,

Shannon Kilpatrick, Joint Land Use Secretary ***Minutes not verbatim, audio recording on file***