

WASHINGTON TOWNSHIP PLANNING BOARD
May 17, 2016 MINUTES

The Washington Township Planning Board was called to order by Mr. Frattali at 7:07 pm. The Open Public Meetings Act Statement was read, followed by salute to the Flag.

Roll call was taken as follows:

PRESENT: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

ABSENT: Mr. Sparacio

PRESENT: Diana Tutolo, Board Secretary; Timothy Scaffidi, Solicitor; Jay Petrongolo, Planner; Thomas Cundey, Engineer and Rich Fini, Environmental Engineer

NEW BUSINESS:

1. M & T at 263 Blackwood-Barnsboro Rd.

498 Blackwood-Barnsboro Rd.

5/1

Amendment to Prior Approval

Mr. Petrongolo noted that the Planning Board granted a site plan waiver for the Tree Removal and Wetland Fill. The applicant is requesting to bond for the tree compensation that they will do when they return to the Board for site plan. Mr. Petrongolo testified that he had no objection to the request.

Mr. Frattali entertained a motion to approve an amendment to a prior approval for the M & T at 263 Blackwood-Barnsboro Rd.

A motion was made by Mr. D'Ariano and 2nd by Mr. Bidinger.

Roll call was taken as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace and Mr. Dennis

Opposed: none

Abstained: none

Amendment Approved: (9-0)

APPLICATIONS:

1. Turnersville UE, LLC 5700 Route 42 196/8 Signage

John Marmora, Esq. represented the applicant. Mr. Scaffidi swore in Timothy Kernan, the applicant's Planner. Mr. Kernan reviewed the three variances requested. The proposed freestanding sign would be the third freestanding sign for the center. Mr. Kernan noted that the freestanding sign would be the same height as the other pre-existing non-conforming signs. Mr. Kernan stated that the applicant is proposing two façade signs for visibility as potential customers travel north along Route 42. He added that Dunkin Donuts, McDonald's and others have two façade signs.

Mr. Petrongolo addressed his 5/12/16 review letter. Mr. Petrongolo stated that considering other what other stores along Route 42, he did not believe there was a negative impact from the signs. He noted the proposed freestanding sign would have an overall height of 12 ft. and 50 sq. ft. in size. The applicant is removing the existing Friendly's sign, which is approximately 12 ft. high and 50 sq. ft. in size. A variance is necessary for the two proposed façade signs. Mr. Petrongolo had no objection to the variances requested. Mr. Petrongolo noted that the trees on site are in an inappropriate location. He added that there would be no impact or detriment to removing them. Mr. Dennis felt that there should be more green space. Mr. Kernan replied that they are adding islands that do not currently exist. Mr. Petrongolo added that this is a significant improvement to what is currently out there.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to open the meeting to the public. All in favor. No one in the public wished to comment.

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to close to the public.

Mr. Frattali entertained a motion to approve signage for the applicant, Turnersville UE.

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano.

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Roll call was taken as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Frattali, Mayor Wallace and Mr. Dennis

Opposed: none

Abstained: none

Application Approved: (9-0)

2. Washington Square Urban Renewal, LLC

257 Hurffville Cross Keys Rd.

115/3 & 3.01

Final Subdivision & Final Site Plan Approval for Phase II

Mr. Cappelli represented the applicant. Mr. Cappelli gave an update regarding the proposed extension of Boulevard A that connects to existing Baldwin Blvd. He noted that Atlantic City Electric is supportive and that he expects to hear from them soon.

Mr. Cappelli stated that the applicant is in agreement with the Board Professionals review letters.

Mr. Petrongolo addressed his 5/11/16 review letter. Either most of his comments have been addressed or the applicant has agreed to comply. The applicant has also agreed to work with his office to provide landscaping where they can. Mr. Petrongolo stated that the applicant requested a waiver for tree compensation. The applicant indicated that due to the cost of the proposed Baldwin Blvd. connection they could not pay the tree compensation. Mr. Petrongolo noted that if the road were not constructed, the compensation would have to be paid. He further noted that with that condition, he would have no objection to the waiver. Mr. Petrongolo commented that signage on the plans is for reference only. The applicant will return to the Board for signage. He noted that decks are not on the plans.

Mr. Fini addressed his 4/15/16 review letter. Mr. Fini noted that he was satisfied with the addendum to the Environmental Impact Statement. The applicant agreed to provide an Indemnification Statement. Under Wellhead Protection, everything has been satisfied with the exception of conservation deed restrictions for each subdivided lot. The applicant agreed to supply them. Under Best Management Practices, Mr. Fini stated that he received medical waste

containment and disposal plan, parking lot operation and maintenance plan. The applicant will provide the ground water and monitoring plan. Mr. Fini noted for the record that under the Tree Protection, the tree compensation is \$252,000 and an application fee of \$5250. He further noted that with the agreement for the road, it would be a wash. Mr. D'Ariano asked what the time-frame is for the deed restriction. Mr. Fini replied that he would like to see those prior to final signature. Mr. Boyer asked about the monitoring wells. Mr. Fini stated that the groundwater monitoring is very similar to Virtua. Mr. Fini explained the procedure. He added that it is up to the applicant to work out with their environmental professionals.

Mr. Cundey addressed his 5/11/16 review letter. Mr. Cundey stated that most his comments pertained to the Boulevard extension. He added that at the last meeting, the applicant stated that they would provide preliminary engineering only for the extension. The applicant agreed to address his comments. Mr. Cappelli testified that they would continue to give updates on the Baldwin Blvd. connection and on the traffic signal with the County.

A motion was made by Mr. D'Ariano and 2nd by Mr. Cundey to open the meeting to the public. All in favor.

Mr. Scaffidi swore in Victoria Binetti, Vice Chairperson of the Environmental Commission. Mrs. Binetti stated that she was following up the Commissions' letter of 4/17/16. One issue was the tree removal and tree plan, for which the applicant proposed an alternative plan to the road construction in which the trees included in the current landscape plan, will be provided as alternative. Ms. Binetti questioned whether the calculated tree compensation requirements would be required if the road plan falls through. Mr. Petrongolo reiterated that the recommendation is to waive the requirement for the tree compensation, if the applicant installs the connection to Baldwin Blvd. If the connection to Baldwin Blvd. does not happen, then they would be required to provide compensation as per Mr. Fini's review letter. Ms. Binetti noted that as far as Stormwater Management, the Commission would appreciate the efforts of the applicant to require dog waste stewardship. Ms. Binetti stated that she has not heard any testimony regarding open space. Mr. Petrongolo testified that revised plans were submitted which provided the calculations for the open

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space. He noted that the open space as provided is 35 % of tract. Ms. Binetti noted that the Washington Township Municipal Utilities Authority adopted a Resolution, which supports measures to protect our drinking water supply.

A motion was made by Mr. D'Ariano and 2nd by Mr. Bidinger to close to the public. All in favor.

Mr. Scaffidi swore in Steve Santola, Executive Vice President and General Counsel of Woodmont Properties. Mr. Santola testified that their Affordable Housing Counsel sent a letter to the Township Solicitor indicating that the Tree Ordinance should not be applicable. Mr. Santola stated that the cost generative measures are not applicable when you are supporting and producing this much Affordable Housing. He further stated that he did not want to give up their rights if they cannot put the road through. Mr. Frattali noted that the Board wants the road. Mr. Petrongolo stated that the Board could vote any way they feel is appropriate. As Mr. Boyer pointed out, the applicant always has the option to come back to the Board if the extension does not happen. Mr. Petrongolo suggested that the Resolution state what the recommendation is. Mr. Scaffidi clarified to the Board that what Mr. Santola is saying is that, he is not telling the Board to approve it the way Mr. Petrongolo has recommended, but on the record, his client is not agreeing to it and reserves the right to challenge it or sue the Board. Mr. Petrongolo added that the applicant could come back to the Board to make an alternative proposal.

Mr. Boyer asked Mr. Petrongolo to clarify the open space for the project. Mr. Petrongolo replied that it is a little vague for this type of project because it is a redevelopment area. For this site, Mr. Petrongolo noted that the green areas on the plan, except for the one basin that is green, is considered open space. Mr. Petrongolo further noted that the islands within the parking lot are considered open space. He requested they take those out.

Mr. Petrongolo commented that there is a requirement as part of the redeveloper's agreement to provide recreation facilities within the Township that were not shown on the plans. Mr. Boyer stated that he was not happy with the lack of open space.

A motion was made by Mr. D'Ariano and 2nd by Mr. Bidinger to close to the public. All in favor.

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Mr. Frattali entertained a motion to approve a final major subdivision and final site plan for Phase II for the applicant, Washington Square Urban Renewal, LLC (Woodmont Properties)

A motion was made by Mr. D'Ariano and 2nd by Mr. Bidinger.

Roll call was take as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mr. Frattali and Mr. Dennis

Opposed: Mayor Wallace

Abstained: none

Application Approved: (8-0)

RESOLUTIONS:

RES. #2016-12 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO THE APPLICANT, TURNERSVILLE UE, LLC

A motion was made by Mrs. Martin and 2nd by Mr. McPoyle.

Roll call was taken as follows:

In favor: Mr. Smith, Mrs. Martin, Mr. D'Ariano, Mr. Boyer, Mr. McPoyle, Mr. Frattali, Mayor Wallace, Mr. Dennis and Mr. Centrone

Opposed: none

Abstained: Mr. Bidinger

Res. #2016-02 Approved: (9-0)

RES. #2016-13 A RESOLUTION OF THE WASHINGTON TOWNSHIP PLANNING BOARD GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL FRO PHASE I ONLY (COMMERCIAL) AND PRELIMINARY SITE PLAN APPROVAL FOR PHASE II ONLY (RESIDENTIAL) AND MAJOR SUBDIVISION APPROVAL TO THE APPLICANT, WASHINGTON SQUARE URBAN RENEWAL, LLC (C/O WOODMONT PROPERTIES)

FOR PHASE I ONLY (COMMERCIAL):

A motion was made by Mr. Boyer and 2nd by Mr. Bidinger

Roll call was taken as follows:

In favor: Mr. Boyer, Mr. McPoyle, Mr. Bidinger, Mayor Wallace, Mr. Dennis and Mr. Centrone

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Opposed: none

Abstained: Mr. D'Ariano and Mr. Frattali

Res. #2016-13 Approved: (6-0)

FOR PHASE II ONLY (RESIDENTIAL):

A motion was made by Mr. Boyer and 2nd by Mr. Bidinger

Roll call was taken as follows:

In favor: Mr. Boyer, Mr. McPoyle, Mr. Bidinger, and Mr. Centrone

Opposed: Mayor Wallace and Mr. Dennis

Abstained: Mr. D'Ariano and Mr. Frattali

Res. #2016-04 Approved: (4-2)

MINUTES:

A correction was made to the February 16, 2016 meeting. A motion was made by Mr. McPoyle and 2nd by Mr. Boyer to amend the February 16, 2016 minutes. All in favor.

Open Meeting to the Public:

A motion was made by Mr. Boyer and 2nd by Mr. D'Ariano to open the meeting to the public. All in favor. No one in the public wished to comment.

Close Meeting to the Public:

A motion was made by Mr. D'Ariano and 2nd by Mr. D'Ariano to close to the public. All in favor.

Adjournment:

A motion was made by Mr. D'Ariano and 2nd by Mr. Boyer to adjourn the meeting. All in favor. The meeting adjourned at 8:00 pm.

These minutes are a brief summary of the proceedings that took place during the Washington Planning Board meeting held May 17, 2016 and should not be taken as verbatim testimony.

Respectfully submitted,

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Diana Tutolo

Diana Tutolo
Planning Board Secretary

Cc: Mayor
Business Administrator
Township Clerk
Council
Director of Community Development
Tax Assessor
File

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