



Borough of Woodbury Heights Planning/Zoning Board  
500 Elm Avenue Woodbury Heights, New Jersey 08097

## Planning Board Meeting Minutes

July 2, 2018

Mr. Farrell called the Meeting to order at 7:00 pm.

Pledge of Allegiance

“THIS MEETING HAS BEEN DULY ADVERTISED AND HAS BEEN POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND CONFORMS TO THE DIRECTIVES OF THE ‘OPEN PUBLIC MEETINGS ACT’ OF THE STATE OF NEW JERSEY”

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ROLL CALL:

Present:

Joseph Martino  
Sean Flynn  
Harry Elton Jr.  
Bruce Farrell  
Mayor Conley  
Lou Deeck  
Stephen Hart  
Debbie Sesko  
Victoria Holmstrom  
Scott Norcross

Also in Attendance: Mark Brunermer, Engineer  
B. Michael Borelli, Solicitor  
Tiffany CuvIELLO, Planner

Absent:

Erin Frombach  
Councilman Pye  
Mike McCabe

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SECRETARY’S REPORT: Mr. Hart made a motion to approve the minutes from May’s Regular meeting. The motion was seconded by Mr. Deeck. The minutes were approved.

RESOLUTIONS: #18-0002-Mary Jane Jones c/o Mr. James E. Gabel Esq., Re: Minor Subdivision/Bulk Variances, Block 96 Lots 17 & 18. A motion was made by Mayor Conley & Seconded by Mr. Elton. The resolution was approved with the following roll call: Mr. Martino, yes, Mr. Elton, yes, Mayor Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Mrs. Holmstrom, Mrs. Sesko, yes, Chairman Farrell, yes.

APPLICATIONS:

*Bruce Farrell, Chairman*

Mr. Borrelli summarized the former application for a use variance, brought before the board by the applicant. He also reviewed the litigation, regarding the appeal of the aforementioned application as well as the boroughs affordable housing settlement. He explained that the affordable housing is a permissible use, per the settlement and the application is now for a site plan. A majority of the seven member board is required for approval.

Mayor Conley recused himself.

Kevin Sheehan, of Parker McCay, presented the application on behalf of the applicant.

The following witnesses were sworn in: Charles Lewis, Bernadette Blackstock, Mary Johanesson, Robert Stout, Nathan Mosely, and James Miller.

Mr. Lewis of Conifer Reality gave testimony with a power point presentation (A1), as the developer. He provided the board with the company's background, gave examples of other developments built by their company. He discussed the income limitations and background checks for tenants. Mr. Lewis discussed veteran's housing and Conifer's partnership with "People to People". He testified to the design and floor plans of the proposed units. He discussed security for the individual units including cameras, clubhouse access, and surveillance access for local police, license plate readers and key fob use. Mr. Lewis discussed the fencing and safety of the basins on the property. Mr. Lewis discussed the credits of the 70 units and the bonus credits satisfied by the project. He stated that the reporting for the COAH obligation would be done by the applicant.

Bernadette Blackstock, executive direct of People for People Foundation of Gloucester County, a veteran preference agency. Ms. Blackstock gave testimony regarding the services provided by The People for People Foundation and partnership between People for People and Conifer Realty. She testified that an office for the foundation will be located at the new development location.

Mary Johanessen, Kitchen Associates, gave testimony as the architect of record for said project. She testified that there would be 70 apartments, consisting of one bedroom, two bedroom and three bedroom apartments. The project consists of 7 residential buildings, which are three stories in height. Five percent will be fully wheelchair accessible. She testified there would be a clubhouse centrally located. She reviewed the site plan prepared by Stout and Caldwell engineers (A2). Ms. Johanessen discussed the aesthetics of the proposed development.

Robert Stout, of Stout Caldwell Engineers, gave testimony as the project architect for the site. He presented the following: An aerial visual of the current state of the site (A3), a photograph of the existing site (A4), an aerial photograph with the site plan superimposed (A5), the site plan (A2). He discussed the tot lot, parking, trash enclosures, and pump station and water capacity. He explained the proposed looping of the water system, allowing for greater water pressure and hydrant access. He also discussed adding a deceleration lane on Glassboro Rd, per approval from the County. Mr. Stout also

***Bruce Farrell, Chairman***

reviewed the grading as it pertains to storm water drainage, via a tiered basin. He explained that they are required by law to reduce runoff from the property.

Mr. Stout presented exhibit A6, a site plan with auto turns for firetruck turnaround superimposed, exhibit A7, a composite plan displaying the site triangle at the entrance including the bus route, and exhibit A7, a prototype for signage and visual of the fencing.

Mr. Nathan Mosely, Shropshire Associates, gave testimony as the traffic engineer for the project. Mr. Mosely reviewed the traffic study he prepared, including traffic counts, establishing peak hours. He reiterated that the hope to expand Glassboro Rd, and reviewed sight distance standards for the driveway. Mr. Mosely discussed the level of service of the current conditions of the site and that which would exist in the proposal.

Mr. Sheehan asked the witnesses to establish themselves as experts, and the board recognized Mr. Mosely, Mr. Stout, and Ms. Johansson.

Mr. Sheehan introduced James Miller, the project planner, and the board recognized him as an expert witness. Mr. Miller had submitted a fiscal impact report for the previous application (March 2017) and reviewed it in detail. He described a P.I.L.O.T. program, the public school impact; He testified that there is no significant change to the fiscal impact report from the report submitted in March of 2017. He reviewed the Borough's affordable housing obligation. Mr. Miller discussed the benefits of the residential use rather than the industrial use of the site. He agreed that the project would indeed improve the impervious coverage, improve storm water drainage, and provide buffers to residential units, with no significant impact to traffic flow, would provide no negative impact to the community.

The applicant concluded their presentation.

Mr. Martino posed a question regarding routine site inspections. Mr. Lewis replied that routine checkups are done once a month, and reviewed by the state yearly, as well as an investor.

Mrs. Holmstrom asked for clarification on exhibit A7, as to where the bus stops are located. Mr. Stout clarified. Mrs. Holmstrom followed up by asking about safe access to the stops. Mr. Stout responded that striped crosswalks are included in the proposal and will be presented to the county.

Mrs. Holmstrom asked about the longevity of the fencing proposed. Mr. Stout clarified that it is galvanized fencing.

Mrs. Holmstrom asked about the trash enclosure. Mr. Stout gave a detailed description of the trash enclosure.

Mrs. Holmstrom asked about large package drop off. It was explained that there is a large box, at the centrally located mail location, for large box drop offs.

***Bruce Farrell, Chairman***

Mrs. Sesko asked about the lighting. Mr. Lewis clarified that the lighting proposed is 16 ft. high efficiency pointed into the parking lots, with no light spillage onto the property lines.

Mr. Farrell posed a question about a mechanism for maintaining cleanliness of the development. Mr. Lewis responded that they will issue CO's and there is an onsite manager to work directly with the Borough.

Mr. Hart asked about security. Mr. Lewis responded that there is no guard on site, and stated the police can be given access to cameras if requested.

Mr. Hart asked about veteran's preference. Mr. Lewis cited their work with People for People.

Mr. Elton asked who would maintain the pump station. Mr. Lewis confirmed that Conifer would own and maintain the pump station.

Mr. Farrell asked about the mains feeding the development. Mr. Sheehan reminded the board that the water and sewer would fall under Mayor and Council.

With nothing further from the Board Members, the Board Professionals presented their reports.

Ms. CuvIELLO referred to the report she submitted. Ms. CuvIELLO asked for clarification that the fence on the site plan be updated to match that of what was given during testimony. The applicant agreed. Ms. CuvIELLO asked for more landscaping and a sidewalk extension on Glassboro Rd, she then acknowledged this was addressed during testimony.

Ms. CuvIELLO reiterated the findings of the Borough's litigation regarding the affordable housing.

Mr. Brunermer referred to his review letter. He asked that an updated fiscal impact report be submitted. He reminded the board that approval of DEP would be a condition of approval, and water and sewer will be addressed through a submission to Mayor and Council.

Mr. Borelli questioned if the applicant does not agree to comply with regarding the professional reviews. The applicant agreed to comply.

A motion was made by Mr. Deek to open the meeting to the public and seconded by Mr. Hart. All in favor.

Public Portion

***Bruce Farrell, Chairman***

The following members of the public were sworn in and addressed the board:

- Joe Brasberger, 562 Chestnut Ave- Mr. Brasberger asked about the fiscal impact and tax burden.
- Dom Morris, 1007 Chestnut Ave – Mr. Morris asked about the impact on the police department, the impact on the school budget and property values.
- Laura Afflerbach, 560 Chestnut Ave- Ms. Afflerbach presented concerns about the traffic report, parking, and figures of the school children.
  - Ms. Cuiello, clarified the school aged children figures and the parking requirements.
  - Mr. Mosely clarified his testimony, per his traffic report.
  - Mr. Lewis responded concerning the school children impact.
  - Mr. Miller gave a more detailed description of how the figures are calculated regarding the amount of children.
- Al Afflerbach, 560 Chestnut Ave- Mr. Afflerbach expressed concern about fire department access, and accessibility to the community center.
  - Chief Edgar Seibert responded regarding the Fire Department.
- William Hanstein, 608 Chestnut Ave- Mr. Hanstein expressed his concern, as an officer, of the impact on the police department.
- Maryann Wurst, 1215 Glassboro Rd-Mrs. Wurst expressed concern regarding Woodland Ave, parking on Glassboro Rd
  - Mr. Brunermer clarified that Woodland Ave would not be effected.
- Kevin Bittlemen, 600 Chestnut Ave- Mr. Bittleman expressed concern as a new resident for how figures were calculated in testimony, as well as the MAMCO site.
  - Mr. Farrell clarified that the figures presented must be taken for what is given, as they are nationally recognized figures etc. put forth by experts. He also gave some background on the site in question.
- David Ianello, 841 Boundary Rd- Mr. Ianello asked about the timing of the progress of this project.
  - Mr. Lewis gave a time line, which depends on the financing and guessed residents, would move in about spring/summer of 2020.
- Kelly Ippolite, 608 Fairview Ave- Mrs. Ippolite asked about the remainder of the COAH obligation.
  - Ms. Cuiello reviewed the settlement agreement, which included the MAMCO site. She also stated they were able negotiate a lower obligation.
- Kimmy Hernandez, 415 Beech Ave- Ms. Hernandez expressed concern about the residents in affordable housing.
  - Mr. Hart clarified that Section 8 and Low Income Housing is different from Affordable Housing.
- Danielle Jacob, 604 Chestnut- Mrs. Jacob expressed concern as a new resident, as to why the entire COAH obligation is not being addressed in this development.

- Mr. Afflerbach readdressed the Board- Mr. Afflerbach expressed anger that the town is developing the MAMCO property, he suggested other properties be developed, such as the Borough Public Works location
  - Ms. Cuviallo clarified that the Borough does not own the MAMCO Site, and she is not development
  - Mr. Elton clarified that the Borough Property used to be a dump and cannot be developed.

A motion was made by Mr. Elton to close the public portion of the meeting. It was seconded by Mr. Deeck. The meeting was closed to the public.

Mr. Flynn asked about the occupancy of Conifer's developments

Mr. Lewis responded there is a 99% occupancy, and 2-3 year waiting list.

Mrs. Sesko asked what happens if your income increases.

Mr. Lewis stated that once you're in your in.

Mr. Elton asked if residents would be given preference.

Mr. Lewis stated that preference cannot be given.

Mr. Elton asked if a presentation could be given to the town's senior citizens.

Mr. Lewis agreed.

The application was approved by the following vote: Mr. Elton, yes, Mr. Martino, yes, Mr. Flynn, yes, Mr. Deeck, yes, Mr. Hart, yes, Mrs. Holmstrom, yes, Mr. Farrell, yes.

#### PROFESSIONAL REPORTS:

Solicitor's Report: None

Engineer's Report: None

Planner's Report: None

#### OTHER BUSINESS:

**PUBLIC PORTION:** The meeting was opened to the public with a motion from Mr. Elton, and seconded by Mr. Deeck. With nothing from the public, the meeting was closed to the public with a motion from Mr. Martino and seconded by Mr. Hart.

The meeting was closed at 9:55 pm, all in favor, with a motion from Mr. Martino, seconded by Mr. Elton.

Shannon Elton, *Secretary*

***Bruce Farrell, Chairman***