

**Township of Lumberton
Land Development Board
Special Meeting
March 26, 2019**

The special meeting of the Lumberton Township Land Development Board was called to order by Chairman Ciorlito on Tuesday, March 26, 2019 at 7:30 p.m.

Chairman Ciorlito read the following statement:

In compliance with the Open Public Meetings Act, this is to announce that adequate notice of this meeting was provided in the following manner:

On **January 18, 2019** advance written notice of this meeting was posted on the bulletin board in the main lobby in the Town Hall; was mailed to the Burlington County Times and the Courier Post; was filed with the Clerk of Lumberton Township and was mailed to all persons who requested and paid for such notice.

Please note that unless otherwise modified by Resolution of the Land Development Board, all meetings shall begin at 7:30 p.m. Pursuant to the Board's adopted procedure, no new application will be started, or witness testimony taken after 11:00 p.m. All such matters will be continued until the next available Board meeting. If the time limit of the Board for action is not extended by the Applicant the matter will be voted upon in the evidence setting the Board finds itself at the time action is taken.

Those testifying before the Board on any application are required to be sworn in. The Board's Engineer and Planning Consultant have taken an oath upon their agreement and their testimony on an application is under oath on a continuing basis.

Roll Call

Citizen Members	Robert Bennett Catherine Borstad Christopher Ciorlito Mike Dinneen William Tynon	(Absent)
	Donald Tallo Audrey Winzinger	(Absent) (Absent)
Representatives of Governing Body	James Dwyer Sean Earlen	(Absent) (Absent)
Alternate #1	Matthew Kausch	
Alternate #2	Roseanne Tullio-Kwiatkowski	
Alternate #3	Frank Pallante	
Alternate #4	James Conway	(Absent)

Solicitor
Consulting Engineer
Consulting Planner

Mr. Evan Crook, Esq., Malamut
Mr. Curt Otto PE, CME Eng.
Mr. Tim Kaluhiokalani, LLA, PP
Mr. Rakesh Darji, LLA, PP -Arrived 8:10 p.m.
Environmental Resolutions, Inc.

Minutes

There was none.

Correspondence

- a. Letter dated March 22, 2019 from DeDuca Lewis in reference to Lumberton Family Apartments, LLC, Block 22, Lot 8.01 for an extension of time to perfect the Minor Subdivision granted by Resolution 2018-16.

A motion was made by Mr. Dinneen, seconded by Mr. Bennett to grant the extension. The vote was unanimous, and the motion carried.

Resolutions

There was none.

Items for Action

- a. Wellington Farms, LLC
1788 Route 38
Block: 22, Lot: 8.01
General Development Plan

Mr. Richard Hluchan, Esq. with the law office of Hyland Levin LLP, was present representing the applicant.

Mr. Hluchan stated that they are before the Board for approval of a General Development Plan for the parcel located at 1788 Route 38, Block 22, Lot 8.01. The area was previously designated as an area in need of redevelopment by the township. A redevelopment plan for this site was adopted in May of 2017 and there were amendments made to that plan in November of 2018. There is a redevelopment agreement in place that is dated July of 2018.

A General Development Plan approval is an overall approval of a large project over a long period of time. They are seeking approval to develop approximately 68 acres in four phases with a twenty-year time frame. The General Development Plan sets the terms under which future development approvals will proceed. The applicant would come before the Board for preliminary and final site plan approval for each of the four phases.

Mr. Gregory Dibona, PE, Bohler Engineering, sworn to provide expert testimony. The Board accepts Mr. Dibona as an expert witness.

Exhibit A was marked - Aerial Photo dated 3/26/19

Mr. Dibona explained the development of the parcel to the Board. The parcel is approximately 212 acres and is in the GP zone. The site has been farmed for many years. The rear portion of the site is wetlands and will be preserved as future open space. 7.22 acres of the property was subdivided off as part of an affordable development plan. 159 acres will be preserved as part of open space. The site will be accessible from Always Drive and a proposed access from Route 38.

Exhibit A-2 was marked - Photo of overall Site Plan

Mr. Dibona explained that the proposed plan will consist of 106,000 SF of retail space, a three hundred apartment unit complex that will consist of ten buildings, and ninety-two single family homes. The construction will be in phases. The single-family development would come first, followed by the apartments and then the commercial phase. The utilities, roads, etc. would need to be done first for the entire project. The apartments will consist of a clubhouse and swimming pool. Lighting and landscaping will be addressed during the site plan approval process. There will be approximately 151 one-bedroom, 140 two-bedroom and 9 three-bedroom apartments. At this time, there are no tenants for the commercial portion of the development. They will comply with parking for each parcel. Storm water will be addressed during the site plan approval process.

Mr. Pallante asked what the square footage of the single-family homes will be.

Mr. Bill Banks with Paparone Housing, sworn to provide testimony.

Mr. Banks stated that there will be three & four-bedroom two-story type homes. There will also be available a one-story rancher style home with a loft. Homes will be 2400-3000 SF and estimated to start in the low to mid \$300,000.

Mr. Kausch questioned about the emergency services. Mr. Dibona stated that a Truck Circulation Plan was done and it was found to be able to circulate thru all the residential streets and the commercial parcel. Mr. Kausch inquired about buffering between the residences and the retail spaces. Mr. Dibona stated that they will enhance the buffering and landscaping.

Exhibit A-3 - Brochure of Homes (subject to change based on market conditions)

Mr. Dibona stated that there will be a playground/tot lot between the single-family development and the apartments.

Chairman Ciorlito asked if the streets would be public. Mr. Dibona stated yes.

Mr. Pallante asked if the apartments would be affordable. Mr. Umba stated that out of the proposed 300 units 42 will be affordable. In addition, there will be the 70 municipally sponsored apartments to be constructed and located directly behind the Walmart.

Mr. Umba discussed the COAH obligation requirements.

Mr. Darji arrived at 8:10 p.m.

Mr. Darji stated that there will not be a connecting road thru this property to the proposed Eayrestown Road property.

Mr. Dibona stated that the wetland area will remain in its original state

Chairman Ciorlito asked what the rough population number would be. Mr. Dibona stated that

roughly 1,000 - 1,200. Chairman Ciorlito inquired about the impact on the schools. Mr. Umba stated that the township paid for an Impact Study and have met with the Superintendent of Schools and the Administration of the High School. It was noted that the schools can handle the additional students. The Walther school will be closing either way. Mr. Dinneen stated that the school population dropped from over 1800 to 1200. The plan is to close the Walther school, but to also maintain it to have the ability to reopen it if necessary.

Mr. Dinneen asked if the emergency services, police and public works can accommodate the increase in population. Mr. Umba stated that the roads and trash pickup are still under negotiation. He stated that presently the public works can handle the extra population. He mentioned that the police department has grown over the past four years with a total of twenty-two officers. He stated that he is confident that the township is prepared to take on the influx of this development.

Mr. Darji stated that his office did an Impact Analysis on this development when the township began the process of discussing this project for redevelopment. The total population estimate from this development is 871 people. Of that, there are 162 school aged children, including high school. It was presented in the analysis that the schools would be able to absorb the additional students.

Mr. Umba stated that he can provide any additional information regarding the Impact Analysis to the Board.

At this time Chairman Ciorlito opened the meeting up for public comment.

Mr. Tom Polinski, 654 Main Street

Mr. Polinski questioned about the twenty-year buildout and if the retail would be in twenty years. Mr. Dibona stated that if they were to have an interest in the commercial retail parcel, then they would pursue it. However, currently there is more interest in the single-family buildout than the commercial. The single-family buildout would take place first within the first five years, and then the apartments within the next 5-10 years. Mr. Polinski asked if the economy were to take a turn for the worse, would it be possible that the commercial portion not be developed. Mr. Dibona stated it is possible that that portion could stay as open space for a considerable amount of time before it would be developed. Mr. Umba stated that all of the storm water, sewer and water would need to be complete for the whole project including the commercial portion.

Mr. Polinski asked if the developer is planning on removing topsoil from this project. Mr. Dibona stated no. The plan would be to try and keep as much dirt on this premise as possible. They would most likely reuse the dirt throughout the development by making berms, etc.

There being no further public members wishing to speak, at this time Chairman Ciorlito closed the public portion of the meeting.

Mr. Crook stated that this is an application for approval of a General Development Plan based on testimony provided a motion is for approval of the application.

A motion was made by Mr. Bennett, seconded by Mr. Dinneen to approve the General Development Plan for this parcel. The vote was unanimous, and the motion carried.

Old Business

There was none.

Public Comment

There was none.

Comments from Professionals

There was none.

Comments from the Board

There was none.

Adjournment

Motion was made by Mr. Bennett, seconded by Mr. Dinneen to adjourn at 8:39 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary