

**JOINT LAND USE BOARD  
REGULAR MEETING MINUTES  
December 5, 2013**

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Chairman Schwager called the meeting to order at 7:00 pm.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Schwager led all present in the Pledge of Allegiance.

Roll was as follows:

**John Casella – Absent, Frank Costantini – Present, John Descano – Absent, Blair Hannigan – Absent, John Juliano – Present, Paul Lott – Present, Mayor Maccarone – Present, Chief Marino – Present, Joe Maugeri – Present, Alan Schwager – Present, Bob Rushton – Present.**

Also present: Mike Aimino – Solicitor and Tim Kernan – Planner.

First on the Agenda are the Minutes from the Regular Meeting of November 21, 2013. J. Maugeri made a motion to approve which was seconded by Chief Marino. All were in favor except for Mayor Maccarone who abstained.

Next on the Agenda is a Resolution Granting Amended Final Major Subdivision approval to Summit Ventures, LLC for the Villages 1 at Weatherby, Section 2. J. Juliano made a motion to approve which was seconded by P. Lott. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, Chief Marino – yes, Mayor Maccarone – yes, F. Costantini – yes, B. Rushton – yes, Chairman Schwager – yes.**

Next is the Resolution Granting Amended Final Major Subdivision to Four Seasons at Weatherby, Phase 2B. Chief Marino made a motion to approve which was seconded by J. Juliano. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, Chief Marino – yes, Mayor Maccarone – yes, F. Costantini – yes, B. Rushton – yes, Chairman Schwager – yes.**

Next is the Resolution Denying a Use Variance to Phyllis Van De Weghe for Property located at 510 Franklinville Road, Block 50 – Lot 4. J. Maugeri made a motion to approve which was seconded by Chief Marino. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, Joe Maugeri – yes, F. Costantini – yes, B. Rushton – yes, Chairman Schwager – abstain.**

For the record, Blair Hannigan joined the meeting at 7:06.

Moving on to Old Business is Villages 1 at Weatherby, Section 2 ~ Amended Final Major Subdivision, Sign Package. This is a continuation of the last hearing.

Mr. William Bowe was present to represent the applicant, Summit Ventures. Mr. Bowe passed out 2 renderings of the project marked in to the record as A1 and A2.

Mr. Michael Macaninch, Market Manager for Beazer Homes and Mr. James Miller, Summit Ventures Planner were sworn in by Mike Aimino.

Mr. Macaninch continued with an overview of the Beazer Homes project. They are here tonight for the sign package which has two purposes, one for marketing to let people know they are there and what features they are selling and the other part is the directional signage. The only permanent signs are the monument signs at the entrance on Auburn Road and on the other end at Kings Highway. There are also pier monuments throughout.

Mr. Bill Bolten of Beazer Homes was sworn in by Mike Aimino. Mr. Bolton stated that the “pier monuments” will be 7’ to the top.

Chairman Schwager stated that the original plans that were submitted with the application doesn’t show a lot of the directional signs and flags out on Auburn Road. It also doesn’t show a double faced corner monument sign out on Center Square and Auburn Roads.

Mr. Bowe stated that the plans have been revised and is shown on what was handed out tonight. Discussion took place over the revisions.

Discussion over the amount of signs and what type of signs they are took place.

Mike Aimino asked if the applicant, as a condition of approval, would be willing to sit down with the planner and come to a reasonable agreement as to what the signs are that are going to actually be on the plan and if they can’t come to an agreement they have the right to come back to the Board. The applicant agreed.

The size of the roundabout and the signs within it was discussed.

Jim Miller continued with the positive criteria stating that this is a C2 Variance and they need to show why the relief they are seeking is a better zoning alternative and the benefits are greater than any detriment. Mr. Miller stated that the signs are necessary to identify individual sections of the community and have been designed to be compatible with the surrounding environment and the character of the development so he believes the benefits outweigh any impact they would have on the community.

Tim Kernan continued stating that the variances they are seeking are not hardship variances and he also agrees that the permanent signs will be an enhancement to the community and the

temporary signs are somewhat necessary in order to get the traffic in there but there is a need to respect the residents that are already living there so he thinks getting together and pairing down the temporary signs is a good idea.

T. Kernan continued with his letter dated November 4, 2013.

Mr. Bill Ralston of Consulting Engineer Services was sworn in by Mike Aimino. Mr. Ralston stated regarding the roundabout, that the Pier signs are outside of the Right-of-way; but technically the roundabout is actually in the right-of-way on Hazel Blvd. and he believes the HOA is responsible for the maintenance of the grass area in the roundabout.

Mike Amino asked if the list of Variances in his letter still applies, Tim answered "yes".

J. Maugeri asked about the sign on Center Square and Auburn Road and how essential it is because it is right in front of the Municipal Building. It seems very detached to him because the proposed houses are ½ mile away.

Mr. Macaninch stated that this is true but because that intersection is a highly trafficked intersection it is there to guide people to the community.

F. Costantini asked if anyone knows the speed limit on Hazel Blvd. He was told 25mph. The size of the signs along this road were discussed. He believes they should stay 24"x24" because it is a slower road. Mr. Macaninch agreed.

J. Maugeri made a motion to open to the public which was seconded by P. Lott. All were in favor.

With no public comment J. Maugeri made a motion to close which was seconded by J. Juliano. All were in favor.

Chairman Schwager stated that he is not a big fan of a tremendous amount of signs. He would like to see them minimized throughout the township. Discussion took place over the amount of signs in the Township; when they are put up and when they should come down.

With nothing further to discuss, F. Costantini made a motion to approve the sign variances as shown in T. Kernan's letter items 1 through 5 under paragraph 6.1 and as shown on the exhibits provided as A1 during the build out and A2 for the final, with the exceptions as agreed to by the applicant this evening; one being that the number of directional and features signs and their location will be finalized between the applicant and our Township Planner. The material of the piers will be agreed to by the Township Planner and the applicant. Signs will not be placed in site triangles and the directional and features signs will be no larger than 24"x24". This motion is based on testimony by the applicant and their representations here this evening and testimony from the Township Planner and lack of public opposition. It is certainly subject to the approvals by any other agency having jurisdiction and the representations made by the applicant and their professionals tonight and any other terms deemed necessary by our JLUB Attorney. We find that the variances meet the positive and negative criteria; there is no

negative impact to the Township zoning and the benefits of having these signs outweigh the detriments. J. Juliano seconded the motion. Roll was as follows:

**P. Lott – yes, J. Juliano – yes, Chief Marino – yes, Mayor Maccarone – yes, J. Maugeri – yes, F. Costantini – yes, B. Rushton – yes, Chairman Schwager – yes.**

With nothing further to discuss, J. Maugeri made a motion to adjourn which was seconded by Chief Marino. All were in favor.

The JLUB meeting adjourned at 8:02 pm.

Respectfully submitted,

Christina M. Marquis  
Joint Land Use Secretary

***Minutes not verbatim  
Audio recording on file***