

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
June 18, 2015**

“MINUTES”

Chairman Maugeri 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 Maugeri led all present in the Pledge of Allegiance.

Roll call of the Members Present:

John Casella – Present, John Carleton – Present, John Fein – Present, Mike Iskander – Present, John Juliano – Absent, Chief Marino – Present, Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Schwager – Present Randy Rossi – Absent, Bob Rushton – Present.

Also Present, Mike Aimino – Solicitor, Pam Pellegrini – JLUB Planner.

Next are the Minutes from the Regular meeting of May 21, 2015. J. Casella made a motion to approve the Minutes as written and was seconded by B. Rushton. All were in favor except for J. Fein, Chief Marino, and Deputy Mayor Schwager who all abstained.

Next is Resolution #2015-18 – Granting Conditional Use Variance and Preliminary and Final Major Site Plan Approval to Moppert Brothers, Inc. d/b/a Moppert Auto Collision for property designated as Block 11, Lot 12.01.

B. Rushton made a motion to approve and was seconded by J. Casella. Roll was as follows:

B. Ruston – yes, J. Casella – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

Continuing with New Business, Kaplesh Shah, looking for relief from a condition of Resolution #2104-19 regarding Bonding.

B. Rushton recused himself from this portion of the meeting.

Deputy Mayor Schwager continued stating that in the beginning of the year Twp. Committee looked at the Bonding requirements for commercial properties. So several months ago the government eliminated the requirement for Bonds for commercial properties. So if this application were to come in today, there would be no Bonding requirements. They did not make the Ordinance retro-active, it was moving forward. So if any applications that were out there, they could request relief.

Chairman Maugeri stated that there was a copy of this Ordinance in the Boards packet and also a copy of the Resolution pertaining to Dunkin Donuts. Today we received a letter from Kathy Renner. The Chairman read the letter in to the record as follows:

- Please allow this correspondence to serve as a formal request on behalf of my client, Kalpesh Shah, for relief from Resolution No. 2014-19, which would require him to post a performance bond. Pursuant to Ordinance No. 2015-07, the Township Committee has determined that performance guarantees in the context of commercial development, does not serve a practical purpose and therefore is no longer required. In accordance with said ordinance my client respectfully requests relief from said resolution so that he does not have to post a bond. Thank you for your courtesies in this regard.

M. Aimino stated that the motion would be for a waiver from the obligation to post a performance and maintenance bond as was required by the resolution.

J. Casella made the motion as per M. Aimino and was seconded by Deputy Mayor Schwager. Roll was as follows:

J. Casella – yes, Chief Marino – yes, S. O'Donnell – yes, Chairman Maugeri – yes, Deputy Mayor Schwager – yes.

Next on the Agenda is the Auburn Road Redevelopment Area – Preliminary Investigation and Redevelopment Plan.

Pam Pellegrini continued stating that their office performed a Preliminary Investigation and report as directed by the Planning Board. The investigation was to determine whether Blocks 4, Lots 3 & 4 or any part thereof qualified under the local redevelopment and housing law as an area in need of redevelopment.

They conducted the investigation and found that out of the 8 criteria that you can apply, 2 criteria would apply to these lots being criteria E ~ underutilization and H ~ smart growth.

So we would like the Board to find that the intent of the Townships Master Plan and Weatherby General Development Plan which promotes orderly growth and well as affordable housing within the Township could be furthered by the designation of this area as a redevelopment area and warrants the plan that we have proposed.

With no questions from the Board B. Rushton made a motion to accept the findings of Mr. Kernan with regards to the redevelopment area and to recommend to the Mayor and the Township Committee that the area be declared an area in need of redevelopment and that eminent domain will not be utilized. J. Casella seconded the motion. Roll was as follows:

B. Rushton – yes, S. O'Donnell – yes, J. Casella – yes, Chief Marino – yes, J. Fein – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

Continuing with Resolution #2015-19 to Mayor and Township Committee regarding the redevelopment area.

Deputy Mayor Schwager made a motion to approve which was seconded by J. Fein. Roll was as follows:

B. Rushton – yes, S. O’Donnell – yes, J. Casella – yes, Chairman Maugeri – yes Chief Marino – yes, J. Fein – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes.

P. Pellegrini continued with the Redevelopment Plan that permits the multi-family apartment housing and sets the guidelines which are predicated on the underlying ones that are normally permitted in the PUD Zone.

With no questions from the Board B. Rushton made a motion to endorse and recommend to Mayor and Committee the redevelopment plan put forth by Mr. Kernan. J. Casella seconded the motion. Roll was as follows:

B. Rushton – yes, S. O’Donnell – yes, J. Casella – yes, Chief Marino – yes, J. Fein – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

Next is Resolution #2015-20 to Mayor and Township Committee regarding the Redevelopment Plan for area in need of Redevelopment.

B. Rushton made a motion to approve which was seconded by Chief Marino. Roll was as follows:

B. Rushton – yes, S. O’Donnell – yes, J. Casella – yes, Chief Marino – yes, J. Fein – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

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

The JLUB meeting adjourned at 7:21 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

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