

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
April 2, 2015**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:03 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 – Absent, John Carleton – Present, John Fein – Present, Mike Iskander – Present, John Juliano – Present, Chief Marino – Absent, Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Schwager – Present Randy Rossi – Present, Bob Rushton – Present.

Also Present, Mike Aimino – Solicitor and Tim Kernan – JLUB Planner.

Next are the Minutes from the Regular meeting of March 19, 2015. J. Juliano made a motion to approve the Minutes as written and was seconded by B. Rushton. All were in favor.

Next is Resolution #2015-15 – Granting Site Plan approval to Jane Eyre D/B/A Infinity Fencing Alliance for property located at 50 Paulsboro Road designated as Block 8, Lot 2.

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

B. Ruston – yes, J. Juliano – yes, S. O’Donnell – yes, Deputy Mayor Schwager – yes, M. Iskander – yes, J. Carleton – yes, R. Rossi – yes, Chairman Maugeri – yes.

Resolution #2015-16 – Granting Use Variance and Site Plan Waiver to Frost Venture, LLC D/B/A MAACO for property located at 1641 US Route 322, Block 14 ~ Lot 1.01.

J. Juliano made a motion to approve which was seconded by R. Rossi. Roll was as follows:

J. Juliano – yes, S. O'Donnell – yes, R. Ross – yes, M. Iskander – yes, J. Carleton – yes, Chairman Maugeri – yes.

Continuing with New Business, Creek Run HOA, Oldmans Creek Road and Meadowlark Drive Bulk Variance Application.

For the record, Chairman Maugeri, Deputy Mayor Schwager, Committeeman Fein and John Carleton all recused themselves from this application.

Vice Chair Juliano took over as Chair. For the record he let the applicant know that the Board was down to 5 members, they are entitled to 7, they can choose to proceed or not. The applicant chose to proceed.

William Thompson and Brent Dodulik were both sworn in by Mike Aimino.

Mr. Thompson continued stating that they are applying for a Bulk Variance for a neighborhood sign and the intersection of Oldmans Creek Road and Meadowlark Drive. They are seeking relief from 2 specific regulations for their sign location. One is the height of the sign, where the regulation is 2 ½' and they want to go as high as 5'. There is also a regulation for the distance from any personal property and road, there location will be 20' off of Oldmans Creek as per regulation but there is not enough land between Joe Maugeri's Farm and Meadowlark Drive to comply with the 20' on each side.

Tim Kernan continued with his letter dated March 24, 2015.

The site line was discussed. Mr. Thompson stated that they reached out to the County and they stated that it was not their site line. T. Kernan asked if they had that in writing from the County. Mr. Thompson stated he would submit what he had to the Land Use Board Office.

J. Juliano asked what type of sign it is. Mr. Dodulik passed out a rendering of the proposed sign which was marked in to the record as A1 by Mike Aimino.

The right-of-way line was discussed. It was decided that it should be a minimum of 10 feet off of the right-of-way line of Oldmans Creek Road and within the right-of-way of Meadowlark Drive as allowed by Township Committee.

B. Rushton asked about landscaping. Mr. Thompson stated there would be a little in the front, but no lighting or anything large. Mr. Rushton asked who would maintain it? Mr. Thompson stated that the HOA would maintain that ground.

B. Rushton made a motion to open the meeting to the public and was seconded by M. Iskander. All were in favor.

With no public comment B. Rushton made a motion to close public and was seconded by M. Iskander. All were in favor.

With no further comments, B. Rushton made a motion to Grant the applicant the approval for the sign based on his testimony and all the conditions agreed to tonight. M. Aimino added this would include the 4 variances discussed on record. Mr. Rushton stated “yes”. M. Iskander seconded the motion. Roll was as follows:

B. Rushton – yes, J. Juliano – yes, S. O’Donnell – yes, R. Rossi – yes, M. Iskander – yes.

With nothing further to discuss, S. O’Donnell made a motion to adjourn which was seconded by B. Rushton. All were in favor.

The JLUB meeting adjourned at 7:23 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

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