

**JOINT LAND USE BOARD of
Woolwich Township
RE-ORGANIZATION MEETING and
REGULAR BUSINESS MEETING
January 21, 2016**

“MINUTES”

At 7:00 pm, Secretary Marquis called the Reorganization meeting of the Woolwich Township Joint Land Use Board to Order also stating that the Regular Business Meeting will immediately follow the reorganization.

Adequate notice of both meetings had been provided in accordance with the Open Public Meetings Act.

Secretary Marquis led all present in the Pledge of Allegiance.

The Oath of Public Office was administered to the following members:

- ▶ Mayor Alan Schwager – Class I Member
- ▶ Mathew Blake – DOCD - Class II Member
- ▶ Randy Rossi – Class IV Member
- ▶ Sue O'Donnell – Class IV Member
- ▶ Michael Iskander – Class IV Member ~ Alternate #1
- ▶ Dave Glanfield – Class IV Member ~ Alternate #2

Mr. Mike Aimino Swore in all members.

Roll call of the Members Present:

Matt Blake – Present, John Casella – Present, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Absent, Joe Maugeri – Present, Sue O'Donnell – Present, Deputy Mayor Rizzi – Absent, Randy Rossi – Present, Bob Rushton – Present, Mayor Schwager – Present.

Secretary Marquis asked for a motion to appoint a Chairperson to the Joint Land Use Board for the Calendar year 2016.

B. Rushton made the motion to appoint Joe Maugeri which was seconded by R. Rossi. Ms. Marquis asked for any other nominations. With no other nominations, roll was as follows:

M. Blake – yes, J. Casella – yes, S. O'Donnell – yes, R. Rossi – yes, B. Rushton – yes, Mayor Schwager – yes, M. Iskander – yes, D. Glanfield - yes.

Mr. Aimino swore in Joe Maugeri as Chairperson to the Land Use Board for the year 2016.

Chairman Maugeri continued asking for a motion to appoint a Vice Chairman for the Calendar year 2016.

R. Rossi made a motion to appoint Bob Rushton which was seconded by S. O'Donnell. With no other nominations, roll was as follows:

M. Blake – yes, J. Casella – yes, S. O'Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, Chairman Maugeri – yes, M. Iskander – yes, D. Glanfield - yes.

Mr. Aimino swore in B. Rushton as Vice Chairman of the Land Use Board for the year 2016.

Continuing, Chairman Maugeri would like to pull out Resolution 2016-04 and for the rest of the Resolutions he would like a motion to have a consent Agenda.

R. Rossi made a motion for a Consent Agenda which was seconded by J. Casella. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O'Donnell – yes, R. Rossi – yes, B. Rushton – yes, Mayor Schwager – yes, Chairman Maugeri – yes, M. Iskander – yes, D. Glanfield - yes.

Mayor Schwager made a motion to adopt the consent agenda and was seconded by B. Rushton. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O'Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, Chairman Maugeri – yes, M. Iskander – yes, D. Glanfield - yes.

Continuing with the meeting dates for the year 2016, a brief discussion ensued over the schedule.

B. Rushton made a motion to adopt Resolution 2016-04 as is and was seconded by R. Rossi. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O'Donnell – yes, R. Rossi – yes, Mayor Schwager – yes, Chairman Maugeri – yes, M. Iskander – yes, D. Glanfield - yes.

That concludes the reorganization meeting we will now continue with the regular business of the Joint Land Use Board

Next on the Agenda is the Minutes sent via email from the Regular Meeting held on December 17, 2015. B. Rushton made a motion to approve the Minutes as written and was seconded by R. Rossi. All were in favor except for S. O'Donnell and M. Blake who abstained.

Next on the Agenda under New Business AJD and Associates – owner of Shell Gas and Dunkin Donuts located at Block 60, Lot 7.01 looking for relief from zoning board resolution #17-2004.

Before continuing, Mayor Schwager recused himself from this portion of the meeting.

Mr. Gary Thompson of Ware, Streitz and Thompson was present to represent the applicant.

Ms. Neemtias Khatao was sworn in by Mike Aimino.

Mr. Thompson continued with the reasons they are seeking relief from the Resolution. The first being that there could no sales of convenience store items. Mr. Thompson passed out photos which were marked in to the record as A1. Also in the resolution was a prohibition against any outside sales on the property, they are also seeking relief from this prohibition with 3 items. One being an ice machine a photo of this was passed around and marked in to the record as A2. They would also like to sell the 20lb propane tanks as well, a photo of were these would be was marked in to the record as A3. Lastly, at night they would like to sell tobacco products from the kiosk near the gas pumps.

Mr. Thompson stated that there are no signs, because Mr. Fruits notified them that they did not have permission for the signs that were there. The remaining signs have been approved by Resolution. If they would like additional signs they would come in for a variance request.

R. Rossi asked if the station was 24 hours. Ms. Khatao stated that the gas and diesel sales are 24 hours but the store closes in the evening around 8:00pm and wintertime it is even earlier, like around 6:00pm. Dunkin Donuts stays open to 9:00pm.

T. Kernan stated that he doesn't have any additional comments and their request is very reasonable and he is not sure why it was prohibited back in 2004. J. Maugeri stated that when this was original a gas station, there was a deal to be struck between the gas station and Dunkin Donuts. When it came before the Board years ago, that was not a permitted use by the way zoning was laid out then. You could not have convenience store products in the same place where you prepared food. The Zoning has since changed twice and their request will now bring them in to conformance with the zoning as it stands today.

M. Aimino added that the statute itself specifically lists these items as being permitted uses.

T. Kernan stated that it is a very suitable location.

J. Casella made a motion to open to the public which was seconded by B. Rushton. All were in favor.

With no public comment J. Casella made a motion to close the public which was seconded by B. Rushton. All were in favor.

With no further questions, B. Rushton made a motion to Grant the applicant relief from Resolution #17-2004 to allow them to sell convenience store products, propane, cigarettes outside and the ice. J. Casella seconded the motion. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O’Donnell – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes, M. Iskander – yes.

Chairman Maugeri asked for a Motion to approve Resolution #2016-11 Amending Resolution #17-2004 regarding the property owned by AJD and Associates for property located at Route 322 & Pancoast Road designated as Block 60, Lot 7.01.

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

M. Blake – yes, J. Casella – yes, S. O’Donnell – yes, R. Rossi – yes, B. Rushton – yes, Chairman Maugeri – yes, M. Iskander – yes.

Chairman Maugeri continued with discussion items, Resolution of Findings and Conclusions of the Zoning Board of Adjustment for 2015 and any recommendations that should be sent to Township Committee.

A brief discussion ensued over Conditional Use, Home Occupations and Signage.

With nothing further to discuss, B. Rushton made a motion on Resolution #2016-12 to recommend to Township Committee to revise and allow the Board to investigate section 203-60 entitled Home Occupations and was seconded by S. O’Donnell. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O’Donnell – yes, R. Rossi – yes, B. Rushton – yes, M. Iskander – yes, Chairman Maugeri – yes.

Next are the revisions to the Land Use Board Submission Checklist and Fee Schedule, TDR documents.

M. Blake continued explaining why the changes are needed on the Submission Checklist and Fee Schedule regarding the TDR Program.

M. Aimino stated the motion will be to adopt all of the documents and recommend to Township Committee that the Fee Schedule and Checklist be adopted by Ordinance.

B. Rushton made the motion to adopt which was seconded by R. Rossi. Roll was as follows:

M. Blake – yes, J. Casella – yes, S. O’Donnell – yes, R. Rossi – yes, B. Rushton – yes, M. Iskander – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Chairman Maugeri asked for a motion to authorize M. Aimino to prepare the transmittal document to submit to Township Committee.

R. Rossi made that motion and was seconded by S. O'Donnell. All were in favor.

With nothing further to discuss S. O'Donnell made motion to adjourn which was seconded by J. Casella. All were in favor.

The JLUB meeting adjourned at 7:57 pm.

Respectfully submitted,

Christina M. Marquis
Joint Land Use Secretary

Minutes not verbatim
Audio recording on file