

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
June 2, 2016**

“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:

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

Also Present Mark Shoemaker – Solicitor and Pam Pellegrini in for Tim Kernan – Planner.

Next are the Minutes from the Regular meeting of May 19, 2016. B. Rushton made a motion to approve the Minutes as written and was seconded by M. Iskander. All were in favor except Chairman Maugeri who abstained.

Resolution #2016-21 resolution adopting the Master Plan Reexamination Report and updates to the Transfer Development Rights Plan Elements.

Mayor Schwager made a motion to approve, which was seconded by M. Iskander. Roll was as follows:

M. Blake – yes, J. Juliano – abstained, S. O’Donnell – yes, Mayor Schwager – yes, M. Iskander – yes, B. Rushton – yes.

Continuing on to New Business with Robert C. Rushton – Ample Storage ~ Block 14, Lots 15 and 16. Requesting an Interpretation/Extension of Site Plan Approval. Vice Chairman Rushton and Mayor Schwager recused themselves from this portion of the meeting.

Kathie L. Renner, Esq. from Brown & Connery, LLP attorney to represent applicant was present and explained application. Ms. Renner mentioned in 2005 Mr. Rushton received a use variance to allow a storage facility to be constructed at 143 Rulon Road. There after applicant received preliminary and final approvals and in 2007 received an amended approval, which permitted Mr. Rushton to develop the project in three phases.

Ms. Renner stated Mr. Rushton has substantially commenced on the overall project and there should be an equitable consideration that his rights to conclude phases two and three are vested. Ms. Renner explained that Mr. Rushton is bonded for the entirety of improvements and this is not a matter that would continue forever. Mr. Rushton's approvals expire as of June 30, 2016 and applicant has followed all of the obligations that were provided in the resolutions of approval. Ms. Renner stated Mr. Rushton anticipates completing Phase II within the year; however, Phase III will take longer.

Ms. Renner originally requested a two year extension and stated the JLUB solicitor has interpreted the statute as the JLUB permitting a one year extension or three one year extensions each. Ms. Renner then requested if it's just a one year extension that applicant be granted a one year extension with the ability to request an additional extension in the future due to economy. Ms. Renner stated that Mr. Rushton is committed to building the entire project. Ms. Renner briefly explained the vesting right for use variance and stated that applicant is asking for an extension of the approvals.

Pam Pellegrini in for Tim Kernan stated the extension is the most logical way to go. Pam Pellegrini stated there was nothing in the review letter to discuss.

Chairman Maugeri asked if there were any questions from the JLUB. M. Blake asked if people agree that improvements have been substantially completed at this point. Chairman Maugeri stated from the testimony it sounds like it has been substantially completed. Ms. Renner stated all of the roads have not been completed. M. Blake asked if Mr. Rushton is moving forward with the roads. Ms. Renner stated yes and Phase II is expected to be done by the end of this year.

Ms. Renner requested a one year extension be granted and if in the same position in the future with the economy can request two additional one year extensions.

Chairman Maugeri asked if there were any further questions. No further questions regarding application.

With nothing further to discuss, M. Blake made a motion to approve a one year extension with the ability for two future one year extensions and J. Juliano seconded the motion. Roll was as follows:

M. Blake – yes, J. Juliano – yes, S. O'Donnell – yes, M. Iskander – yes, Chairman Maugeri – yes.

Chairman Maugeri briefly mentioned correspondence from Jane DiBella regarding ordinance 2016-07 amending Chapter 203 Section 6 of the Code of the Township of Woolwich regarding signs for home occupations.

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

The JLUB meeting adjourned at 7:14 p.m.

Respectfully submitted,

Tara Simpkins
Joint Land Use Secretary

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