

**JOINT LAND USE BOARD of  
Woolwich Township  
REGULAR BUSINESS MEETING  
August 4, 2016**

**“MINUTES”**

Chairman Maugeri called the meeting to order at 7:02 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 – Present, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Present, Chairman Maugeri – Present, Sue O’Donnell – Present, Deputy Mayor Rizzi – Present, Randy Rossi – Absent, Bob Rushton – Present, Mayor Schwager – Present.**

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

Next are the Minutes from the Regular meeting of July 21, 2016. J. Juliano made a motion to approve the Minutes as written and was seconded by M. Iskander. All were in favor except Matt Blake, Deputy Mayor Rizzi and Chairman Maugeri who abstained.

Chairman Maugeri recused himself from the next resolution and Vice Chairman Rushton took over as Chair for the resolution.

Resolution #2016-26 adopting updates to the Master Plan and the Transfer Development Rights Plan Elements.

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

**J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, Mayor Schwager – yes, M. Iskander – yes, Dave Glanfield – yes, Vice Chairman Rushton – yes.**

Continuing on to New Business with Francesco A. Rizzi, Executor of the Estate of Florence Ann Rizzi and Francesco & Joseph Rizzi Jr. as Co-Trustees of Unified Credit Trust Parts A & B under the Will of Joseph H. Rizzi – TDR Credit Appeal ~ Block 1, Lots 8 & 8Q (1998 Oldmans Creek Road).

Chairman Maugeri and Deputy Mayor Rizzi recused themselves from this portion of the meeting. Vice Chairman Rushton took over as Chair for this application.

Joseph Youngblood, Esq. attorney to represent applicant was present and explained application.

Donald W. Brickner, Francesco A. Rizzi and Jay Sciullo were sworn in by Mike Aimino, Esq.

Mr. Sciullo of Marathon Engineering located at 553 Beckett Road, Suite 608, Swedesboro, New Jersey stated his qualifications to the board. He is a personal engineer and licensed to practice engineering and planning in New Jersey. Mr. Sciullo has about 15 years of experience and licensed for 10 years. The Board accepted Mr. Sciullo's qualifications.

Mr. Sciullo stated the applicant proposes 60 lots on approximately 121 acres. The site is currently farmed and partially wooded. The applicant is appealing TDR Credits. The property was assigned 34.25 Credits and applicant believes property should have 60 Credits.

T. Kernan discussed his review letter and believes the submitted concept plan conforms in every respect. T. Kernan also mentioned the septic system analysis is satisfactory and recommends the JLUB find the proper credit allocation for this property would be 60 Credits.

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

With no public comment, J. Casella made a motion to close the public portion and was seconded by Mayor Schwager. All were in favor.

With nothing further to discuss, S. O'Donnell made a motion to adjust the applicants TDR Credits to 60.

J. Casella seconded the motion. Roll was as follows:

**M. Blake – yes, J. Casella – yes, J. Juliano – yes, S. O'Donnell – yes, Mayor Schwager – yes, M. Iskander – yes, Dave Glanfield – yes, Vice Chairman Rushton – yes.**

Next on the Agenda is the Open Space and Recreation Plan.

M. Blake, the Woolwich Township Director of Community Development, extensively presented updates regarding the OSRP. The amended OSRP was prepared by Peter Simone, of Simone-Collins dated February 2015 and revised July 2016. The OSRP is a vision for the future that will take many years. Chairman Maugeri asked if eminent domain ever came up in the process for OSRP. M. Blake stated no.

M. Blake mentioned certain trails in the OSRP and marked map as Woolwich-1.

J. Juliano asked what other improvements have been completed on park land other than repaving Locke Avenue. M. Blake stated he believes there were improvements to some of the fields.

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

With no public comment, J. Juliano made a motion to close the public portion and was seconded by J. Casella. All were in favor.

With nothing further to discuss, B. Rushton made a motion to adopt the Open Space and Recreation Plan and add as an amendment to the Master Plan and with all amendments discussed tonight.

J. Juliano seconded the motion. Roll was as follows:

**B. Rushton – yes, M. Blake – yes, J. Casella – yes, J. Juliano – yes, S. O'Donnell – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, M. Iskander – yes, Chairman Maugeri – yes.**

Next on the Agenda is Kingsway Regional School District – High and Middle School Athletic Facility and Transportation Garage Improvements ~ Block 18, Lots 1 & 3 (201 Kings Highway). Courtesy Review.

Richard J. Angowski, Esq., the Attorney for the Board of Education from the Law Firm, Schwartz Simon Edelstein & Celso, was present to represent the applicant for courtesy review and explained application. Mr. Angowski stated he will stay out of the way and let the experts handle.

Brooks Garrison, of Garrison Architects, Bellmawr, NJ a licensed architect for 23 years and practicing architect for 26 years stated he appeared in front of the JLUB in March of this year and several times previously. The Board accepted Mr. Garrison's qualifications.

Brooks Garrison from Garrison Architects, Jason Schimpf of Kingsway Regional and Jay Sciuillo from Marathon Engineering were sworn in by Mike Aimino, Esq.

Mr. Garrison explained applicant proposes improvements to athletic facilities and also addressing busing maintenance needs. Proposed improvements include the removal of the 6-lane track to be replaced with an all-weather 8-lane track and lighting; the realignment/reconstruction of the natural grass football field; the removal and replacement/updating of the spring field events including the high jump, a double lane long jump, 2 pole vaults and 2 each shotput/discus throw areas; new fencing around the stadium as well as a new baseball backstop and fencing around the varsity baseball field and the relocation of the visitor's bleachers. In addition, the applicant proposes the construction of a one-story, 2, 400 square foot storage building next to an existing pole barn along with the renovation of another existing pole barn to provide transportation office and vehicle maintenance bays. The improvements are proposed in connection with a bond referendum that will be part of the November 8, 2016 general election.

Mr. Garrison explained the costs are much less for this referendum around 4 Million compared to previous referendums around 12 Million.

Chairman Maugeri asked if field is changing. Mr. Garrison stated the field will shift lightly to accommodate the track improvements.

J. Juliano asked if the shot put and discus throw will be separate or located where the track is. Mr. Garrison stated completely separate.

Mayor Schwager stated he appreciated applicant removing access off of Garwin Road.

J. Juliano asked if the applicant is expecting a larger volume of traffic flow within the complex for the regional meets. Mr. Garrison stated without the addition of parking lot they do not believe they will be able to host the size and scope of meet they were hoping for.

Mr. Angowski asked Mr. Sciullo if he would like to discuss any engineering improvements. Mr. Sciullo briefly stated that with reduction of project the special events will be organized well and there should be no issue.

Mr. Schimpf wanted to thank the JLUB for the last minute meeting.

T. Kernan briefly commented on his review letter and stated the new proposal is consistent with Woolwich Township Master Plan. T. Kernan asked if Field K is a lacrosse field. Mr. Sciullo stated Field K is a soccer field and a lacrosse field. T. Kernan also wanted to know if the 2,400 square foot storage building would interfere with the kids playing on the field. Mr. Sciullo stated it is close but would not interfere.

With nothing further to discuss, B. Rushton made a motion to acknowledge courtesy review that is consistent with the township Master Plan.

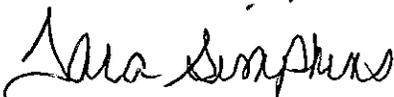
J. Casella seconded the motion. Roll was as follows:

**B. Rushton – yes, M. Blake – yes, J. Casella – yes, J. Juliano – yes, S. O’Donnell – yes, Deputy Mayor Rizzi – yes, Mayor Schwager – yes, M. Iskander – yes, Chairman Maugeri – yes.**

With nothing further to discuss J. Casella made a motion to adjourn which was seconded by M. Iskander. All were in favor.

The JLUB meeting adjourned at 8:01 pm.

Respectfully submitted,



Tara Simpkins  
Joint Land Use Secretary

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