

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
AUGUST 2<sup>ND</sup>, 2018  
MINUTES**

Chairman Maugeri called the meeting to order at 7:07 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 JLUB 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 Carleton – Present, Beth Sawyer –Absent, Bob Rushton – Present, Mayor Schlump – Present.**

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner

Next are the minutes from the Regular Meeting of June 7<sup>th</sup>, 2018. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except Dave Glanfield who abstained.

Resolution #2018-16 Regarding application No. JLUB 2018-004 of Summit Ventures, LLC. Approving Villages II Amended Preliminary Major Subdivision. Block 28 Lots 5, 6.01, 15 and 16. Bob Ruston made a motion to approve which was seconded by John Casella. Roll call was as follows:

**Bob Ruston – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano – Yes, Mike Iskander – Yes, Sue O’Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.**

Resolution #2018-17 Regarding application No. JLUB 2018-003 of Summit Ventures, LLC. Approving Villages II at Weatherby Section 2.1 Final Major Subdivision. Block 28 Lots 6.01 and 15. John Casella made a motion to approve which was seconded by Mike Iskander. Roll call was as follows:

**Bob Ruston – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano – Yes, Mike Iskander – Yes, Sue O’Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.**

Next on the agenda was the public hearing for the Weatherby Town Center Preliminary Investigation. Block 4, Lots 1, 2, 3.03, & 4; Block 28.01, Lot 2; Block 28.02, Lots 10, 10.01, 11, 11.01, 11.02; Block 28.04, Lot 7.

Tim Kernan reviewed his report, referencing the fold out maps to discuss the characteristics of the study area and the zoning of each block and lot. Tim reviewed the applicable and non-applicable criteria of each parcel in the proposed redevelopment area.

To summarize Tim stated all parcels evaluated as part of the study area should be qualified as in need of redevelopment. Contamination was found on several lots, others were used as farmland and have compromised soils, steep slopes were also found on several lots. 3 parcels did not meet criteria A-G, however comply with section 3 of the Local Redevelopment and Housing Law. And all support criteria for smart growth.

Chairman Maugeri asked Tim to confirm that there is not a lot of downside to doing this from a landowner standpoint.

Tim responded correct, in particular with a non-condemnation redevelopment area. There is only upside.

Chairman Maugeri asked Tim to explain what naming something a redevelopment zone allows you to do.

Tim responded you can deviate from the existing zoning and create permitted uses and standards that fit a particular project, PILOT's, and tax abatements. Competition with other communities that have already embraced redevelopment that are offering PILOT's to redevelopers and now redevelopers are flocking to those communities. They know buyers want to relocate there because they have tax incentives.

Chairman Maugeri asked Tim to confirm from a landowner's standpoint and if this gets passed tonight, you are under no obligation to participate.

Tim responded no obligation.

Chairman Maugeri clarified this redevelopment plan contains no intentions for any use of eminent domain.

Tim confirmed.

Mayor Schlump asked if the house on lot 11.01 will be affected in a negative way.

Tim responded not at all.

Mayor Schlump asked if this will add value to their property.

Tim responded he thinks it would. It might cause a potential redeveloper to approach the property owner and negotiate a purchase. Many times in those cases the property owners have a lot more leverage because the Town and the redeveloper want to negotiate a bigger project. With no threat of condemnation, the town can't say they will take it for a certain price.

John Juliano asked that whatever deal is made between that land owner and redeveloper would eliminate the need for a use variance.

Tim stated correct but it would have to go into a future redevelopment plan.

Tim stated that redevelopment plans are adopted by the Township Committee, not the Land Use Board so that puts the Committee in the driver's seat. And if they don't like the proposed project in the conceptual stage, they don't have to move forward with the redevelopment stage.

Matt Blake asked if it is too late for this project to consider additional properties.

Tim responded it is tonight. That doesn't mean additional properties can't be added by the Committee referring them to this Board to maybe be added to this redevelopment area.

Matt Blake asked does it allow for the consideration of offsite properties that aren't contiguous to the immediate study area.

Tim responded sure, it could be considered a stand-alone process and investigation for that property.

Matt Blake explained the reason for his questions is that he had spoken to a gentleman who has pointed out a few under-utilized properties and thought that it may have been worthwhile to consider those properties but it seems to be too late in the process at this point.

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

With no comment from the public Sue O'Donnell made a motion to close public which was seconded by Bob Rushton. All were in favor.

Bob Rushton made a motion to adopt the findings of the report and recommend to the Mayor and Committee that this area be designated a redevelopment zone. Motion was seconded by John Casella. Roll call was as follows:

**Bob Ruston – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano – Yes, Mike Iskander – Yes, Sue O'Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.**

Resolution #2018-18 Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding a Redevelopment Area Preliminary Investigation Pursuant to N.J.S.A. 40A12A:-1 Et Seq. Bob Rushton made a motion to approve which was seconded by John Juliano. Roll call was as follows:

**Bob Ruston – Yes, Matt Blake- Yes, John Casella – Yes, John Juliano – Yes, Mike Iskander – Yes, Sue O’Donnell – Yes, Mayor Schlump – Yes, Deputy Mayor Carleton – Yes, Chairman Maugeri – Yes.**

Next on the agenda was the discussion of an escrow issue.

The JLUB secretary explained by way of example that we cannot prevent applicants from pulling permits if they still owe escrow according to the state. There was a brief discussion on what could be done to prevent applicants from becoming negative in their escrow accounts.

Chairman Maugeri suggested that the Board authorize Mike Aimino to look into the states regulations as well as possibly come up with a recommendation of how to change an ordinance. Additionally, Chairman Maugeri asked the JLUB secretary to reach out to other towns to see what they do.

Bob Rushton made a motion to authorize Mike Aimino to look into the states regulations and see if there is a possible solution to the escrow issue. Seconded by John Juliano. All were in favor.

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

The JLUB meeting adjourned at 7:51 PM

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

***Minutes not verbatim***

***Audio recording on file***