

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
September 20TH, 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 – Absent, 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 –Present, Bob Rushton – Present, Mayor Schlump – Present.

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

Next are the minutes from the Regular Meeting of August 16th, 2018. John Casella made a motion to approve the minutes as written and was seconded by Bob Rushton. All were in favor except Mike Iskander who abstained.

Next on the agenda was the new business of Anthony Curiale. Block 20, Lot 3. 369 Asbury Station Road. Minor subdivision and TDR variance.

Mike Aimino stated that a letter was received requesting an adjournment due to a family emergency. The letter was reviewed by Mr. Shoemaker. Included in the letter was a waiver of any time frames.

John Casella made a motion to grant the continuance with no requirement of additional notice which was seconded by Mike Iskander. All were in favor.

Mike Aimino stated for the purposes of the public that the Curiale matter will be brought back to our next meeting on October 4th and no additional notice will be required from the applicant.

Next on the agenda was the Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee with respect to Amending Article XXIII (Mixed Use) and Article XXIV (Residential Receiving – Base Density) of the Zoning Code to Change TDR Requirements.

Chairman Maugeri recused himself at 7:11 PM.

Vice-Chairman Bob Rushton took over as Chairman.

Tim Kernan briefly explained that this ordinance would effectuate changes to the base density and minimum densities as well as the minimum number of affordable housing units in the designated area.

John Juliano asked Tim what makes TDR mandatory versus not mandatory.

Tim responded when we crafted the code, referring to the RRBD zone, if you want to develop on a piece of ground, then you have to develop at a minimum density. 4 ½ units per acre. So, when you multiply that out by the number of acres that can be developed, you get a number over 1,029. The first 1,029 do not trigger the need to buy TDR credits. But because we set the minimum density above that, those additional units which are required because it's a minimum density, come with a requirement to buy TDR credits from the sending area.

John Juliano asked if the settlement agreement has been changed or altered. It feels like we are picking and choosing and moving things around in the settlement agreement at the behest of people's requests.

Tim responded that it's probably a two way street. Both sides are probably doing the same picking and trying to come to an understanding and agreement. You're not wrong.

Mike Aimino chimed in stating that it's not that simple.

Mike Aimino asked Tim for purposes of the record if the ordinance changes are consistent with the Master Plan and the zoning ordinance otherwise.

Tim Responded yes.

Mike Iskander made a motion to recommend to Township Committee that these changes be adopted which was seconded by John Casella. Roll Call was as follows:

Bob Rushton- yes, John Casella – yes, John Juliano- yes, Mike Iskander- yes, Sue O'Donnell –yes, Mayor Schlump – yes, Deputy Mayor Carleton – yes, Dave Glanfield – yes, Beth Sawyer –yes.

Resolution #2018-20 Resolution of Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding Proposed Changes to the Zoning Code. John Juliano made a motion to approve which was seconded by Dave Glanfield. Roll call was as follows:

Bob Rushton- yes, John Casella – yes, John Juliano- yes, Mike Iskander- yes, Sue O’Donnell –yes, Mayor Schlump – yes, Deputy Mayor Carleton – yes, Dave Glanfield – yes, Beth Sawyer –yes.

Chairman Maugeri returned at 7:26 PM

Next on the agenda was the Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee of the Weatherby Town Center Redevelopment Plan.

Tim Kernan briefly went through and explained his Redevelopment Plan.

Chairman Maugeri asked if something comes along that is not specifically spelled out here, do we still have the flexibility to include it?

Tim responded it depends. If it’s determined that it is not permitted the Mayor and Committee would have to negotiate an amendment to the Redevelopment Plan. This Board could not grant a variance.

Chairman Maugeri asked rather than grant a variance, we would recommend to Township Committee that they amend this plan. And then they would make the amendment and then the applicant could come in without requiring a variance.

Tim responded correct.

Tim stated that what this does is it puts the Mayor and Committee in the driver seat to negotiate redevelopment agreements and PILOTs and also to basically consent to the filing of an application before it gets here. Making sure they are okay with the size and scale and use. Then they would file here.

Mike Amino asked for purposes of the record if this redevelopment plan is consistent with the Master Plan and zoning ordinances.

Tim responded yes it is.

Sue O’Donnell made a motion to endorse and recommend the Weatherby Town Center Redevelopment Plan to the Mayor and Township Committee which was seconded by Bob Rushton. Roll call was as follows:

Bob Rushton- yes, John Casella – yes, John Juliano- yes, Mike Iskander- yes, Sue O’Donnell –yes, Mayor Schlump – yes, Deputy Mayor Carleton – yes, Chairman Maugeri – yes, Dave Glanfield – yes.

Resolution #2018-21 Resolution of Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding a Redevelopment Plan for and Area in Need of Redevelopment Pursuant to N.J.S.A. 40A:12A-1 Et Seq. Regarding Numerous Blocks and Lots for and Area Commonly Known as The Weatherby Town Center.

Bob Rushton made a motion to approve which was seconded by John Juliano. Roll call was as follows:

Bob Rushton- yes, John Casella – yes, John Juliano- yes, Mike Iskander- yes, Sue O’Donnell –yes, Mayor Schlump – yes, Deputy Mayor Carleton – yes, Chairman Maugeri – yes, Dave Glanfield – yes.

With nothing further to discuss John Juliano made a motion to adjourn which was seconded by John Casella. 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