

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
DECEMBER 6TH, 2018
MINUTES**

Chairman Maugeri called the meeting to order at 7:05 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.

Mike Aimino administered the Oath of Office to Alan Schwager.

Roll call of JLUB members present:

Matt Blake – Present, John Casella – Present, Dave Glanfield –Present, Mike Iskander – Present, John Juliano – Present , Chairman Maugeri – Present, Alan Schwager- Present, Deputy Mayor Carleton – Absent, Beth Sawyer –Present, Bob Rushton – Present, Mayor Schlump – Present.

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

Next are the minutes from the special meeting of November 19th, 2018. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except Alan Schwager, John Casella, Mike Iskander and Joe Maugeri who abstained.

Next on the agenda was the new business of the Estate of Harry Steward. Minor subdivision/ lot line adjustment. Block 59, lot 7.

Edward Kuhn Jr professional land surveyor, James Steward and John Steward were sworn in.

Ron Uzdavinis, Esq provided an overview of the minor subdivision application, sometimes known as a lot line adjustment for block 59, lot 7 and 8. The reason we say 7 and 8 is because .66 acres of lot 7, owned by Mr. Tutting, is to be transferred with the Boards approval to lot 8 which is owned by the Steward Estate. Lot 7 is on 304 Back Creek Road and lot 8 is on US Rt. 322. We're talking about a strip of ground that is 16 ½ feet wide, but long enough to create a .66 acre tract of land. We refer to it as the "pole" of a flag lot, which is Mr. Tutting's lot. Back in 2012, Mr. Tuttings lot was put in Farmland Preservation, however with the cooperation with Woolwich Township and Gloucester County, a portion of that lot had been removed from those farmland restrictions.

Mr. Uzdavinis identified the farmland preservation easement plan prepared by Federici and Akin as A-1. The severable exception was added May 29th, 2018.

Mr. Uzdavinis also identified A-2 which was the original farmland preservation deed initially recorded in 2012 and subsequently re-recorded on September 13th, 2018 including language that was necessary to create the severable exception. What that permitted was the lot not only to be subdivided, but it removes the “pole” of the flagpole lot from the Farmland Preservation restrictions.

Partly because we are offering that information, we are asking for a waiver for some of the submission requirements.

Mr. Uzdavinis continued the purpose of obtaining this subdivision is so that you don't have this strip interfering with what will ultimately be a combination of the two adjoining lots on either side of the “pole” of the flag lot. At the time the application was filed, we had not yet entered into an agreement of sale. My clients have now entered into an agreement of sale with developers.

Mr. Kuhn stated if we didn't eliminate this “pole” we would be stuck with a 16 ½ foot strip of land that can't be built upon right in the middle of everything. It would be good planning to eliminate it.

Alan Schwager asked if there was a reason this couldn't be done by deeds without coming before the Board.

Mr. Uzdavinis explained there is such a thing as subdivision by will. That didn't happen here. And because it didn't, and because the tax maps carried that lot in that configuration for so many years because in 2012 when the Farmland Preservation on lot 7 was created, it included the pole portion of this flag lot. And the only way to eliminate that is to come before the Board.

Matt Blake stated that normally when we preserve land it's in perpetuity, but for all the reasons said here, .66 acres is really insignificant land because of the narrowness of the “pole”, it certainly is unusable land. So when John and family came in and talked to me several months ago, it just made sense. So we reached out to the County and it made sense from their perspective. I think it's important to recognize and acknowledge the County because they didn't have to be so helpful and they were.

Tim briefly reviewed his letter.

Bob Rushton made a motion to grant the subdivision application with a waiver of the side requirement only to apply to the remainder of lot 7 along Back Creek Road and any other agreements made here tonight. Seconded by Mike Iskander. Roll call was as follows:

Bob Rushton – Yes, Matt Blake – Yes, John Casella – Yes, John Juliano - Yes, Mike Iskander – Yes, Alan Schwager – Yes, - Mayor Schlump – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.

With nothing further to discuss Beth Sawyer made a motion to adjourn which was seconded by John Juliano. All were in favor.

The JLUB meeting adjourned at 7:32 PM

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file