

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
FEBRUARY 21st, 2019
MINUTES**

Chairman Maugeri called the meeting to order at 7:10 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:

Sal Barbagallo- Present, Matt Blake - Present, John Casella – Present, Dave Glanfield – Present, Carolyn Grasso - Present, John Juliano - Present, Mayor Marino - Present, Deputy Mayor Matthias - Absent, Chairman Maugeri - Present, Bob Rushton - Absent, Beth Sawyer- Present, Alan Schwager - Present.

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

Chairman Maugeri made an announcement that Mike Iskander's name was not called during roll call because he has resigned as of February 19th.

Chairman Maugeri expressed that Mike has enjoyed serving with the Board and he will be missed.

Next are the regular meeting minutes of February 7th, 2019. Alan Schwager made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor.

Next are the closed session minutes of February 7th, 2019. John Juliano made a motion to approve the minutes as written and was seconded by Beth Sawyer. All were in favor.

Next on the agenda was the Findings and Conclusions of the Zoning Board of Adjustment Report.

Tim Kernan went over the adjustments that were made to make the report more specific. Those changes included adding the zone in which properties are located and the specific relief that was acted on. This report will now be identified as Exhibit A in a resolution prepared by Mike Aimino to be adopted at the next meeting. The resolution and Exhibit A will be sent to Township Committee for their recommendation of zoning ordinance amendment, if any.

The Board discussed the three applications heard by the Zoning Board in 2018.

John Casella made a motion to accept the Findings and Conclusions of the Zoning Board of Adjustment as set forth in Exhibit A and to make no recommendation to the Mayor and Committee which was seconded by Beth Sawyer. Roll Call was as follows:

Matt Blake –Yes, John Casella- Yes, John Juliano – Yes, Alan Schwager – Abstain, Dave Glanfield- Yes, Beth Sawyer- Yes, Chairman Maugeri –Yes.

Next on the agenda was the TDR Five Year Review Report.

Because Chairman Maugeri must abstain and Vice Chairman Bob Rushton was unable to attend, Chairman Maugeri entertained nominations to appoint a temporary Chairperson for the remainder of the meeting.

Mayor Marino nominated Alan Schwager which was seconded by John Juliano.

With no other nominations roll call to appoint Alan Schwager as temporary Chairman was as follows:

Matt Blake- Yes, John Casella – No, John Juliano – Yes, Mayor Marino- Yes, Alan Schwager – Yes, Dave Glanfield – Yes, Beth Sawyer- Yes, Sal Barbagallo – Yes, Chairman Maugeri – Abstain.

Mayor Marino made a motion to adopt resolution #2019-15 appointing a temporary Chairperson which was second by John Juliano. Roll call was as follows:

Matt Blake- Yes, John Juliano – Yes, Mayor Marino – Yes, Alan Schwager –Yes, Dave Glanfield – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes.

Chairman Schwager reminded the Board and the audience that we tabled this item from the last meeting to give Matt a chance to reach out to the State with some of the concerns the Board had. The State has already accepted the report based on the resolution that was given to them Township Committee which was voted on last year.

Chairman Schwager continued, moving forward we are looking at this report. It is just a report. We are not adjusting zoning tonight. It is a two pronged report that deals with the last five years. Did the Township meet the statutory requirement? Based on the solicitors advice and what the State has told us, there is not a lot of debate in that. The next part of this report deals with recommendations moving forward.

Chairman Schwager suggested on voting on statutory requirement part of the report; the part that deals with the last five years.

With no objections from the Board John Juliano made a motion that the Board acknowledges the Township TDR Program has met its statutory obligation by transferring the 25% which was seconded by Matt Blake. Roll call was as follows:

Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Mayor Marino – Yes, Dave Glanfield – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Carolyn Grasso- Yes, Chairman Schwager – Yes.

Chairman Schwager stated moving forward some of the things that concerned the Board were looking at an outdated REMA, using the word “transferred” instead of “retired”, and the overall viability of the program.

Mayor Marino asked Tim Kernan to explain some of the things they have discussed most recently regarding these issues.

Tim explained possibly upzoning R-1, R-2 and R-3 areas so that the penalties for not participating in the program aren't so strong.

John Juliano asked how we got to a 15 acre requirement.

Tim explained it was state mandated.

Chairman Schwager chimed in stating that it was a negotiated. At the time, the state wanted 25 acres; the Township negotiated it down to 15 and thought it was a win.

There was additional discussion about how the removal if the dual appraisal affected the program and the creation of the TDR Bank Board.

Chairman Schwager explained why things were done when TDR began and why it made sense back then. No one expected the sewer to take this long.

Mayor Marino added Township Committee is committed to looking at what makes sense for today.

Beth Sawyer and Dave Glanfield raised their concerns about the installing of the sewer stopping preventing TDR from working even longer.

Mayor Marino expressed they are working diligently to get contracts signed.

There was further discussion amongst the Board members.

Chairman Schwager stated that he has heard three major points as a result of the discussion. The first being to do away with the 15 acre upzoning, two would be to do an updated REMA, and three the creation of a subcommittee to work through the issues of TDR.

With no further comments from the Board, John Juliano made a motion to open the meeting public which was seconded by John Casella. All were in favor.

Mike Aimino swore in all members of the public that spoke before the Board.

Tom Sorbello of 216 Porches Mill Road stated if all these homes are built, you're going to put a lot more in the school system than the 5 million dollars that the Township owes. The TDR at the present time is an issue in my opinion

Anne Dorsett of 169 Russell Mill Road stated they weren't really given a voluntary situation after the TDR's were finalized. I do like the idea of a subcommittee to continue to talk about the details. I would hope that would include some of the people from the sending area just to get their opinions on it as well.

Joe Musumeci of 339 Paulsboro Road stated that he owns property in the receiving area. I am glad that Matt said that area needs to be addressed as well as the sending area. For 13 years I have had the privilege of paying taxes. And that's where it stops. I can't sell it, I can't put solar farms on it, I can't do anything with it. I don't have the answers and I don't think you do either. Somebody made a big mistake 16 years ago when they started with smart growth. There is nothing smart about all the dumb moves that have been made. How many people up there have been affected financially by this? I worked ten years longer than I anticipated before I retired. I'm still paying taxes on a farm I can't do anything with.

Connie Eastlack of 2361 Paulsboro Road asked who provides the REMA and how long would it take to get a new one.

Tim responded a couple months.

Ms. Eastlack stated I want to have the legacy that my parents and grandparents left me so that someday my children, if they want to have a farm, they can still have one and not have to worry about the taxes they have to pay to hold onto it or be able to sell it if they decide to.

With no further comment from the public Mayor Marino made a motion to close public which was seconded by John Juliano. All were in favor.

John Juliano made a motion to request the committee to review the TDR ordinance as we will not adopt the report as written, specifically look at special consideration to the underlying 15 acre zoning, updating the REMA, form a subcommittee with the JLUB to look at viability and to remove the TDR commercial expansion recommendation which was seconded by Beth Sawyer. Roll call was follows:

Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Mayor Marino – Yes, Dave Glanfield – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Carolyn Grasso- Yes, Chairman Schwager – Yes.

John Casella made a motion to amend resolution #2019-11 in accordance with the action that was taken by the Board which was seconded by Beth Sawyer. Roll call was as follows:

Matt Blake – Yes, John Casella – Yes, John Juliano – Yes, Mayor Marino – Yes, Dave Glanfield – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Carolyn Grasso- Yes, Chairman Schwager – Yes.

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

The JLUB meeting adjourned at 8:16 PM.

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file