

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
March 16, 2017**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:01 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 – Absent, Deputy Mayor Rizzi – Present, Beth Sawyer – 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 March 2, 2017. J. Juliano made a motion to approve the Minutes as written and was seconded by M. Iskander. All were in favor except M. Blake who abstained.

Resolution #2017-13 regarding Application No. JLUB-2016-020 of Summit Ventures, LLC granting Final Major Subdivision and Final Site Plan Approval for property designated as Block 28.02, Lot 13.01 & Block 32, Lot 3 Commonly known as Villages I, Section 6.

J. Juliano made a motion to approve, which was seconded by B. Rushton. Roll was as follows:

B. Rushton – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, M. Iskander – yes, Mayor Schwager – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Continuing on to New Business with Regional Center West Redevelopment Area Preliminary Investigation. B. Rushton recused himself from this portion of the meeting.

M. Aimino explained a quick overview of the Redevelopment Area Preliminary Investigation process. M. Aimino clearly stressed that eminent domain is not part of the process. The primary focus of a redevelopment zone is to promote commercial development. M. Aimino also stated to the public that a number of residents received notices in the designated redevelopment zone, but the residential properties are not going to be considered as part of the redevelopment plan.

T. Kernan summarized his preliminary investigation report dated March 3, 2017. T. Kernan stated this is the second half of the Rt. 322 Regional Center to be studied. T. Kernan briefly described the study area comprising of approximately 564 acres across 10 blocks including 88 lots. The area consists of properties along both the northern and southern side of US 322. It is between Grand Sprute Run to the west and Garwin Road to the east and also between the Nike Launch Site to the north and the intersection of Paulsboro/Swedesboro Road and Kings Highway to the south. It also includes a small portion of Block 57 at the northeast intersection of Kings Highway and Backcreek Road.

T. Kernan mentioned pages 10 through 33 of the report that described all the blocks in the study area. Pages 34 through 37 described the existing proposed zoning in the study area.

T. Kernan stated on Page 39, Table 14 listed the 39 lots excluded from the study area as follows: Block 8, Lots 3.01, 4, 5, 6, 7, 8, 9 and 10; Block 10, Lots 5, 5.02 and 5.03; Block 11, Lot 6.03; Block 14, Lots 5.01 and 5.02; Block 15, Lots 4, 5.01, 5.02, 5.03, 5.04, 5.05, 5.06, 5.07, 5.08, 5.09, 5.10, 5.11, 5.12, 5.13, 5.14, 6, 7, 8, 9, and 10; Block 16, Lots 1, 2, 3, 4 and 4.01.

T. Kernan mentioned on pages 40 through 60 the 8 redevelopment criteria are applied to remaining properties on a block by block basis. T. Kernan cited all 8 criteria for redevelopment area determination from pages 5 and 6 of report (labeled a-h).

T. Kernan referred to pages 61 through 64, Table 15: Compilation of Redevelopment Criteria. T. Kernan also mentioned Page 36, Table 13: Proposed Zoning. Chairman Maugeri asked if there were any questions from the JLUB. M. Aimino stated tonight is for a recommendation determination to township committee. Chairman Maugeri stated this is a preliminary investigation report not a redevelopment plan.

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

Al Rende of 37 Wayne Drive was sworn in by Mr. Aimino. Mr. Rende stated that his property would be excluded from the redevelopment area. Mr. Rende asked about the improvements that were to be made to Route 322. Mayor Schwager stated the New Jersey Department of Transportation had begun preliminary work to prepare for the improvements to the intersection at Route 322 and Kings Highway and is completely separate from redevelopment hearing tonight.

Shannon Kauffman of 36 Wayne Drive was sworn in by Mr. Aimino. Ms. Kauffman stated that she would not be in the redevelopment area but questioned if the 2 residential properties that remained would be subject to condemnation. Mayor Schwager confirmed that eminent domain was not to be used in connection with this redevelopment designation. Ms. Kauffman also asked if this plan will add any houses. M. Aimino stated a redevelopment plan is in the future and this is a preliminary investigation report.

Joseph Kauffman of 36 Wayne Drive was sworn in by Mr. Aimino. Mr. Kauffman requested that the investigative report be posted on-line or copies provided to him. Mayor Schwager stated copies had been available for 2 weeks in the municipal building

for review. Mr. Kauffman stressed concern with taking steps regarding Phase II of the Regional Center Development when Phase I had not been built. Mr. Kauffman mentioned Woolwich should plan for smart development and asked for JLUB to consider tax payers.

Joe Musumeci of 339 Paulsboro Road was sworn in by Mr. Aimino. Mr. Musumeci wondered why the Nike Missile Site was not included and stated he found out today that the site had already been declared an area in need of redevelopment. Mr. Musumeci mentioned Page 34, Table 12: Existing Zoning and stated Block 14, Lot 3 is not listed. T. Kernan stated there was a typo. Mr. Musumeci referred to Page 37, Figure 15: Proposed Zoning Map and stated Block 14, Lots 3.01 and 3.02 are shown as Residential Receiving, but are listed on Page 36, Table 13 as Corridor Commercial. T. Kernan stated he would look at the items Mr. Musumeci addressed and check for typos.

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

T. Kernan stated he will correct typos for the final draft of report.

With nothing further to discuss, J. Juliano made a motion to accept the findings of the investigation proposed by Maser Consulting, as proposed with the corrections by the planner as noted to designate the Regional Center in Woolwich Township, New Jersey a redevelopment area and recommend to the Mayor and Township Committee for final determination.

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

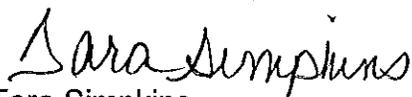
M. Blake – yes, J. Casella – yes, J. Juliano – yes, Deputy Mayor Rizzi – yes, M. Iskander – yes, Mayor Schwager – yes, D. Glanfield – yes, Chairman Maugeri – yes.

Mayor Schwager stated there will be a public notice at the Township Committee meeting if anyone would like to attend. Mayor Schwager mentioned that this is not a master plan zoning change. Chairman Maugeri and Mayor Schwager thanked everyone from the public for coming out to JLUB meeting.

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

The JLUB meeting adjourned at 7:46 pm.

Respectfully submitted,



Tara Simpkins
Joint Land Use Secretary

**Minutes not verbatim
Audio recording on file**