

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
MARCH 21<sup>st</sup>, 2019  
MINUTES**

Chairman Maugeri called the meeting to order at 7:03 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 swore in Carolyn Grasso as a class IV member for the unexpired term as a result of Mike Iskanders resignation.

Roll call of JLUB members present:

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

Also present: Mike Aimino – Solicitor.

Next were the regular meeting minutes of February 21st, 2019. John Juliano made a motion to approve the minutes as written, which was seconded by Alan Schwager. All were in favor except Bob Rushton and Deputy Mayor Matthias who abstained.

Resolution #2019-11 Resolution of the Woolwich Township Joint Land Use Board with Respect to the Five Year Review of the Woolwich Township's Transfer of Development Rights Program Pursuant to N.J.S.A 40:55D-157 and Woolwich Township Code §203-51N. Alan Schwager made a motion to adopt, which was seconded by Carolyn Grasso. Roll call was as follows:

**John Juliano – Yes, Dave Glanfield – Yes, Beth Sawyer- Yes, Sal Barbagallo – Yes, Carolyn Grasso – Yes, Alan Schwager – Yes.**

Resolution #2019-16 of The Woolwich Township Land Use Board Adopting Pursuant to N.J.S.A 40:55D-70.1 The Annual Report Regarding Variances to The Township Mayor and Committee. Beth Sawyer made a motion to adopt, which was seconded by Dave Glanfield. Roll Call was as follows:

**John Juliano –Yes, Dave Glanfield – Yes, Beth Sawyer- Yes, Chairman Maugeri – Yes.**

Next on the agenda was the discussion item of Township Committee resolution 2019-92 Authorizing the Woolwich Township Joint Land Use Board to make an investigation and hold public hearings to determine whether certain areas are in need of redevelopment pursuant to N.J.S.A. 40A:12A-1, *et. seq.*

Chairman Maugeri explained the proposed project before the Board is just over 2 million square feet of warehouse space which straddles the Woolwich and Harrison line.

John Juliano asked if the property is currently zoned for what they are proposing.

Chairman Maugeri responded the area is zoned R-1 Residential which is the reason for the redevelopment investigation.

Alan Schwager stated there is currently no sewer service in this area.

There was a brief discussion about sewer service options.

Chairman Maugeri stated that this is an ambitious project and has heard these developers are very experienced and reputable.

Alan Schwager added there is a shortage of warehouses up and down the East coast.

Mike Aimino stated for the record this would be a non-condemnation redevelopment plan.

With no further questions or comments about the property or project proposed, Bob Rushton made a motion to authorize Tim Kernan to investigate block 62, lot 2, block 59, lots 6, 6.01, 6.02, 7 (part of) 8 and 10 for redevelopment and prepare a report for the JLUB. Beth Sawyer seconded. Roll call was as follows:

**Carolyn Grasso- Yes, John Juliano- Yes, Deputy Mayor Matthias – Yes, Bob Rushton –Yes, Alan Schwager –Yes, Dave Glanfield –Yes, Beth Sawyer- Yes, Sal Barbagallo – Yes, Chairman Maugeri- Yes.**

Resolution 2019-17 Resolution of the Woolwich Township Joint Land Use Board Authorizing the Township Planner, J. Timothy Kernan, PE, PP, CME of Maser Consulting, PA, to Perform a Preliminary Investigation as to Whether Block 62, Lot 2, Block 59, Lots, 6. 6.01, 6.02, 7 (Part of), 8 & 10 are in a Non-Condemnation Area in Need of Redevelopment Pursuant to N.J.S.A 40A:12A-1 ET Seq. John Juliano made a motion to adopt which was seconded by Bob Rushton. Roll call was as follows:

**Carolyn Grasso- Yes, John Juliano- Yes, Deputy Mayor Matthias – Yes, Bob Rushton –Yes, Alan Schwager –Yes, Dave Glanfield –Yes, Beth Sawyer- Yes, Sal Barbagallo – Yes, Chairman Maugeri- Yes**

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

The JLUB meeting adjourned at 7:23 PM.

Respectfully Submitted,

Julie Iacovelli

Joint Land Use Secretary

***Minutes not verbatim***

***Audio recording on file***