

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
MAY 16TH, 2019
MINUTES**

Chairman Maugeri called the meeting to order at 7:06 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 - Absent, John Casella – Present, Dave Glanfield – Absent, Carolyn Grasso - Present, John Juliano - Present, Mayor Marino - Present, Deputy Mayor Matthias - Present, Chairman Maugeri - Present, Bob Rushton - Absent, Beth Sawyer- Present, Alan Schwager - Present.

Also present: Mike Aimino – Solicitor and Tim Kernan - Planner

Next were the regular meeting minutes of March 21st, 2019. John Juliano made a motion to approve the minutes as written, which was seconded by Beth Sawyer. All were in favor except John Casella who abstained.

Next on the agenda was the discussion item of Township Committee resolution R-2019-129 Authorizing the Woolwich Township Joint Land Use Board to Make an Investigation and Hold Public Hearing to Determine Whether Certain Areas are in Need of Redevelopment Pursuant to N.J.S.A. 40A:12-1, *et. Seq.*

Tim Kernan briefly explained that Township Committee is looking to expand the 322 Regional Center Redevelopment area and which properties are to be added.

Chairman Maugeri stated for the record that this is would be a non-condemnation redevelopment area.

Mayor Marino made a motion to authorize Tim Kernan to perform a preliminary investigation with the additional lots which was seconded by Sal Barbagallo.

Roll call was as follows:

John Casella – Yes, Carolyn Grasso – Yes, John Juliano – No, Mayor Marino – Yes, Deputy Mayor Matthias- Yes, Alan Schwager – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Chairman Maugeri – Yes.

Resolution #2019-18 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, Lots, 2 & 3, Block 59, Lots 6, 6.01, 6.02, 7 (PART OF), 8 & 10, Block 10, Lots 5QFARM, 5.02, 5.03, Block 11, Lots 17, 18, 19, 20, 21 QFARM, Block 12, Lots 5 QFARM, 9, Block 14, Lots 5.01, 5.01 QFARM, 5.02, Block 16, Lots 1, 2, 3, 4 & 4.01 are in a Non-Condemnation Area in Need of Redevelopment Pursuant to N.J.S.A 40A:12A-1 ET Seq.

Mayor Marino made a motion to adopt the resolution which was seconded by Deputy Mayor Mathias.

Roll call was as follows:

John Casella – Yes, Carolyn Grasso – Yes, Mayor Marino – Yes, Deputy Mayor Matthias- Yes, Alan Schwager – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Chairman Maugeri – Yes.

Next on the agenda was the new business of Kari and Charles Finnegan – 111 Moravian Church Road. Block 27, Lot 3.13. Bulk and Use Variance.

Mayor Marino and Deputy Mayor Matthias recuse at 7:23 pm.

Mike Aimino swore in Kari and Charles Finnegan.

Ms. Finnegan explained they are looking to construct an in-law suit onto their existing home for her parents who are disabled. The in-law suite is proposed to be connected by a foyer to allow for two separate entrances.

Ms. Finnegan stated her parents' home sold in 6 days leaving them with no place to live. Her home is not handicap accessible which is why her parents are currently living in a trailer on her property. They are also seeking a use variance to temporality permit the trailer.

Mike Aimino swore in John Cross, the applicants' contractor.

Mr. Cross explained to layout of the addition.

There was discussion amongst the Board members.

Ms. Finnegan explained their intent with the trailer. She stated as soon as the construction is done the trailer will be removed. It is just a temporary solution.

Tim briefly went through his letter.

There was discussion about item number 5 in Tim's letter regarding principle means of access.

Mike Aimino stated the Board has to determine if the access to the in-law suite is through the main entrance. If it is not, then a variance would be required.

Carolyn Grasso stated that in her home, they do not use the front door or the back door. Everyone uses the side door and it seems that the door to the foyer that the applicant is proposing would be their side door.

Chairman Maugeri added by building the foyer and having the door there, they have created a new principle access.

Ms. Finnegan added they do not use the front door.

With nothing further to add, Alan Schwager made a motion based on the applicants testimony, conversation of the Board, and the fact that few people use their front door as primary entrances, a variance is not required which was seconded by Beth Sawyer.

Roll call was as follows:

John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Alan Schwager – Yes, Beth Sawyer – Yes, Sal Barbagallo – Yes, Chairman Maugeri – Yes.

Alan Schwager made a motion to grant the use of the trailer on the property for 9 months or until 30 days after the issuance of a CO, whichever comes first under the following conditions:

- Only Ms. Finnegan's parents occupy the trailer
- Ms. Finnegan submits item number 7 as a condition of approval
- Any and all other agreements made here tonight

Motion was seconded by Beth Sawyer. Roll call was as follows:

John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Alan Schwager – 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 8:13 PM.

Respectfully Submitted,

Julie Iacovelli
Joint Land Use Secretary
Minutes not verbatim
Audio recording on file