

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
JUNE 20<sup>TH</sup>, 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 - Present, John Casella – Present, Dave Glanfield – Present, Carolyn Grasso - Present, John Juliano - Present, Mayor Marino - Absent, Deputy Mayor Matthias - Present, Chairman Maugeri - Present, Bob Rushton - Present, Beth Sawyer- Absent, Alan Schwager - Present.**

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

Next were the regular meeting minutes of June 6th, 2019. Alan Schwager made a motion to approve the minutes as written, which was seconded by Bob Rushton. All were in favor except John Casella, Deputy Mayor Matthias and Dave Glanfield who abstained.

Resolution #2019-20 of the Joint land Use Board of The Township of Woolwich Regarding Application No. JLUB-2019-002 of Mark Robinson Granting Bulk Variances and Denying a Use Variance and Density Variance for Property Located at 437 Harrisonville Road (CR 668) and Designated as Block 42, Lot 2.04.

John Juliano made a motion to approve which was seconded by Alan Schwager. Roll call was as follows:

**Matt Blake - Yes, John Juliano – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Chairman Maugeri – Yes, Carolyn Grasso – Yes.**

Next on the agenda was the old business of Carmen Pino. 261 Oak Grove Road. Block 12, Lot 4. Minor subdivision.

Carmen Pino was sworn in.

Mr. Pino's attorney was not present.

Mr. Pino explained that he is trying to find a solution to this situation that is acceptable to everyone.

Mr. Pino explained that he and the Township are at fault for the conditions set forth in the previous resolutions never being satisfied.

Chairman Maugeri asked if the deed restrictions have been filed since he was last heard.

Mr. Pino responded No. He is trying to get the rest of the situation resolved. Everyone “dropped the ball” with this subdivision including the Township by managing to still do the improvements.

Alan Schwager responded he does not see where the Township dropped the ball. It was and still is Mr. Pino’s obligation to file the restrictions.

Alan Schwager added lot 4 is part of a major subdivision. If Mr. Pino is looking change any part of those approvals, this application should be an amendment to that approval. Not a brand new application.

Mike Aimino chimed in to inform the Board what they have learned about this application since the last time Mr. Pino was heard. There are a number of subdivision resolutions pertaining to this property. It is really an amendment to that prior application. The significance of that is a lot of the conditions that were placed would still carry forward on this application. Another signification aspect is everybody who was involved in that application before, would get noticed. Right now, they haven’t gotten noticed. That basin was created for the benefit of all those subdivided properties.

Mike Aimino stated his advice to the Board is that it can’t be a minor subdivision. Mr. Pino would either have to withdraw or seek to amend the application in front of the Board and ask for an amended preliminary and final.

There was discussion about what is considered lot 4 and the basin.

Alan Schwager stated that as the applicant, Mr. Pino agreed that he or his professionals would deed restrict lot 4 in it’s entirely. If he would have done that like he was required to do, the Board would not be having this conversation because they would not have jurisdiction to overrule a deed restriction.

Alan Schwager made a motion to deny the application without prejudice which was seconded by Bob Rushton. Roll call was as follows:

**Matt Blake – Yes, John Casella – Yes, Carolyn Grasso- Yes, John Juliano- Yes, Deputy Mayor Matthias – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Dave Glanfield – Yes, Chairman Maugeri – Yes.**

Next on the agenda was the discussion of Ordinance No. 2019-08 of the Township of Woolwich Amending Chapter 203, The Zoning Code of the Township of Woolwich to Create a New Zone to be Known as The Residential Affordable (RA) Zoning District at

Section 203-187 as Set Forth Herein and to Rezone Lot 5 in Block 16 in Accordance with The Residential Affordable Zone.

Mike Aimino explained any time there is an amendment to the development regulations, before the Mayor and Committee can pass that ordinance; it must be referred to the JLUB for review primarily for consistency with the Master Plan.

Chairman Maugeri stated the Board is not looking to pass an ordinance. The Board is just charged with looking at consistency.

Tim Kernan explained the ordinance is for a 100% affordable project. It's been in the Townships Affordable Housing Plan since 2004. Since then the project went from 100 units to 120 and the only thing missing was a site.

Tim explained the way this project is intended to be funded is through HMFA and the only way to get a project funded is to get a perfect score. A perfect score requires a lot of things, some of which include proximity to schools, shopping, retail, mass transit and water and sewer.

Mayor Marino entered at 7:41 PM

John Juliano asked how many credits towards the obligation are built today.

Tim Kernan responded 389 of 525.

There was a brief discussion about how the property was picked.

Tim Kernan refreshed the Board on the Master Plan update that was done three summers ago.

Alan Schwager stated in 2016 the Board zoned the front part of this lot Commercial Corridor and the back part R-2 which is acre and a half zoning. Mr. Schwager asked how that is consistent with the Master Plan.

Tim Kernan responded the Master Plan is a combination of the land use plan, housing plan, circulation plan and the open space plan. All the elements together make up the Master Plan. The project has been part of the housing element for 15 years but a site was only identified within the last year.

Alan Schwager then stated he does not know why the zoning needs to be changed if this is part of the housing element and zoning doesn't matter.

Mike Aimino stated when looking at the Master Plan, it should be looked at as the Town's goals to be accomplished in the next ten years. The housing element and the zoning ordinance are mechanisms in which to implement those goals. One of the goals of the

Master Plan is to meet the affordable housing obligation of the Township. The Master Plan is a vision. Zoning ordinance may need to be changed to accomplish that.

There was discussion about other possible sites.

Alan Schwager made a motion to recommend this ordinance to Township Committee which was seconded by John Casella. Roll call was as follows:

**Matt Blake – Yes, John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Mayor Marino – Yes, Chairman Maugeri – No.**

Resolution #2019-21 Resolution of Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding Proposed Changes to the Zoning Code.

Bob Rushton made a motion to approve the resolution which was seconded Carolyn Grasso. Roll call was as follows:

**Matt Blake – Yes, John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Mayor Marino – Yes.**

Next on the agenda was the discussion item of the 200 foot list expiration extension.

Chairman Maugeri explained when an applicant has to serve notice they must obtain a 200 foot list of property owners. Currently the 200 foot list is only good for 30 days.

There was discussion about when applicants request the 200 foot list.

Secretary Iacovelli stated that it was her understanding the 200 foot list had to be listed on the plans therefore, needing to request the list prior to submitting the application and plans.

Mike Aimino stated attorneys know to wait until a hearing date is scheduled prior to requesting the list. However, a resident not being represented would request the list right away.

Alan Schwager made a motion to recommend to Mayor and Committee that the ordinance is changed from 30 days to 75 days which was seconded by Dave Glanfield. Roll call was as follows:

**Matt Blake – Yes, John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Bob Rushton – Yes, Alan Schwager – Yes, Mayor Marino – Yes, Chairman Maugeri – Yes.**

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

The JLUB meeting adjourned at 8:44 PM.

Respectfully Submitted,

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