

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
JULY 18TH<sup>TH</sup>, 2019  
MINUTES**

Chairman Maugeri called the meeting to order at 7:05 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 - Present, Beth Sawyer- Present, Alan Schwager - Present.**

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

Next were the regular meeting minutes of June 20th, 2019. Carolyn Grasso made a motion to approve the minutes as written, which was seconded by Bob Rushton. All were in favor except Beth Sawyer who abstained.

Resolution #2019-22 of the Joint Land Use Board of Woolwich Regarding Application No. JLUB – 2017-016 of Carmen Pino Denying Minor Subdivision Approval, Without Prejudice, for Property Located at 261 Oak Grove Road and Designated as Block 12, Lot 4. John Juliano made a motion to approve as written which was seconded by Bob Rushton. Roll call was as follows:

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

Resolution #2019-25 Resolution of Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding a Request for a Change to Section 23-11 of the Township Zoning Code. Alan Schwager made a motion to approve as written which was seconded by John Juliano. Roll call was as follows:

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

Next on the agenda were the letters requesting approval extension for the following applications:

- Villages II, Section 1.1, AKA The Ridings. Block 28, Lots 5, 6.01 & 16
- Villages I, Section 5, AKA Tenby Chase. Block 28.02, Lot 13.01 and Block 28.01, Lot 7
- Villages I, Section 6.3 AKA Villages at Weatherby. Block 28.02, Lot 13.01 and Block 32, Lot 3

Robert Baranowski represented the applicant.

Mr. Baranowski gave a brief overview of the previously granted approvals. As outlined in the letters on file with the JLUB secretary, Mr. Baranowski explained the applicant is seeking an extension of final approval for the balance of the period that was originally granted by the Board for the Preliminary approval, which would be through October 20<sup>th</sup>, 2026.

Alan Schwager made a motion to amend the final approval of Villages II, Section 1.1, AKA The Ridings. Block 28, Lots 5, 6.01 & 16 to 10 years beginning October 2016 through October 2026 which was seconded by Mayor Marino. Roll call was as follows:

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

Alan Schwager made a motion to amend the final approval of Villages I, Section 5, AKA Tenby Chase. Block 28.02, Lot 13.01 and Block 28.01, Lot 7 to 10 years beginning October 2016 through October 2026 which was seconded by John Casella. Roll call was as follows:

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

Alan Schwager made a motion to amend the final approval of Villages I, Section 6.3 AKA Villages at Weatherby. Block 28.02, Lot 13.01 and Block 32, Lot 3 to 10 years beginning October 2016 through October 2026 which was seconded by Mayor Marino. Roll call was as follows:

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

Next on the agenda was the Scattered Site Redevelopment Area Preliminary Investigation. Block 10, Lots 5, 5.02, & 5.03, Block 11, lots 17, 18, 19 20 & 21, Block 12, Lots 5 & 9, Block 14, Lots 5.01 and 5.02, Block 16, Lots 1, 2, 3, 4 & 4.01, Block 59, Lots 6, 6.01, 6.02, 7 (part), 8 & 10, and Block 62, Lots 2 & 3.

Tim Kernan explained that if approved, this would expand the Regional Center redevelopment area. It also extends beyond the Regional Center in a couple of areas.

Tim explained for the public in order for a property to qualify as in need of redevelopment, it must meet at least one of the 8 criteria. Additionally this would be a non-condemnation redevelopment area.

Tim explained which criteria were met by each property and why.

There was concern amongst a few Board members as to how some properties met certain criteria.

Bob Rushton made a motion to open public which was seconded by Deputy Mayor Matthias. All were in favor.

Steve Caltabiano residing at 40 Garwin Road was sworn in.

Mr. Caltabiano asked what redevelopment is. What could or would happen?

Tim responded Mr. Caltabiano's property is currently zoned R-2. The Township is currently looking for areas for denser housing, possibly an area to involve TDR credits.

Mr. Caltabiano asked if all of the lots have met the criteria along the corridor.

Tim responded yes. Over the past half a dozen years every lot has been looked at.

Mr. Caltabiano stated the property directly across the street from him is zoned half commercial and half R-2 is there any chance that would get changed.

Tim responded looking at rezoning is a possibility but with redevelopment a plan can be put in place for that area for commercial or mixed use. It allows for more flexibility.

Mr. Caltabiano asked if any of the Board members knew anything about the property in front of his home since the affordable housing is not moving forward.

Alan Schwager responded any sale would be a private negotiation. As of today it is zoned acre and a half residential and for it to be anything other than that, it would require an application in front of the Board which Mr. Caltabiano would be noticed for.

Clint Allen spoke in support of the redevelopment investigation on behalf of his client Liberty Property Trust.

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

Mike Aimino stated that the JLUB has to recommend to Township Committee whether all or some of the blocks and lots are in need of redevelopment or not. Ultimately the decision is made by the Mayor and Committee.

Beth Sawyer made a motion to recommend to Township Committee that Block 10, Lots 5, 5.02, & 5.03, Block 11, lots 17, 18, 19 20 & 21, Block 12, Lots 5 & 9, Block 14, Lots 5.01 and 5.02, Block 16, Lots 1, 2, 3, 4 & 4.01, Block 59, Lots 6, 6.01, 6.02, 7 (part), 8 & 10, and Block 62, Lots 2 & 3 are in need of redevelopment which was seconded by John Casella. Roll call was as follows:

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

Resolution #2019-23 Resolution of Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding a Redevelopment Area Preliminary Investigation Pursuant to N.J.S.A 40A:12A-1 Et Seq. Bob Rushton made a motion to approve which was seconded by John Casella. Roll call was as follows:

**John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, - Beth Sawyer – Yes, Chairman Maugeri – Yes.**

Next on the agenda was the review and recommendation of Township Committee Ordinance No. 2019-12 Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey, Amending Chapter 203 of the Code of the Township of Woolwich Entitled “Zoning.”

Chairman Maugeri recused himself. Vice Chairman Rushton took over as Chairman.

Mike Aimino stated in October 2018 there was zoning change, and with respect to this particular area, it had taken away the by right ability to develop what is being called the “triangle” area. There is a corresponding provision in the TDR ordinance that got overlooked. However, in every ordinance that is passed there is a provision that states any inconsistencies are also repealed. This is just housekeeping.

Tim briefly went through the specifics which he finds consistent with the Master Plan.

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

**John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager- Yes, - Beth Sawyer – Yes, Sal Barbagallo – Yes.**

Resolution #2019 – 24 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. John Juliano made a motion to approve which was seconded by John Casella. Roll call was as follows:

**John Casella – Yes, Carolyn Grasso – Yes, John Juliano – Yes, Deputy Mayor Matthias – Yes, Mayor Marino – Yes, Bob Rushton – Yes, Alan Schwager- Yes, - Beth Sawyer – Yes, Sal Barbagallo – 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 8:24 PM.

Respectfully Submitted,

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