

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD  
REGULAR BUSINESS MEETING  
NOVEMBER 7<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 - Present, Deputy Mayor Matthias - Present, Chairman Maugeri - Present, Bob Rushton - Present, Beth Sawyer- Absent, Alan Schwager – Present.**

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner

Next were the regular meeting minutes of September 19<sup>th</sup>, 2019. Alan Schwager made a motion to approve the minutes as written, which was seconded by Carolyn Grasso. All were in favor except Mayor Marino who abstained.

Next on the agenda was the new business of Summit Ventures, LLC. – Temporary sign variance. 338 Center Square Road. Block 2.09, Lot 1.

Bob Baranowski represented the applicant.

Jim Miller and Paul Witthohn were sworn in.

Mr. Miller gave a brief overview of the proposed sign and the variances that are required. One variance is for the setback and the other is for the overall size of the sign.

Mr. Miller stated the setback variance would be to allow the sign to be within one foot of the right-of-way of Center Square Rd. where the requirement is 20 feet. The key aspect to this relief is that the right-of-way is much larger in the event Center Square Rd would ever be widened, so the sign will be 28 feet from the paving.

Mr. Miller stated the other variance is for the sign to be 50 feet versus 32 feet. The reason they are asking for the additional size is because they have a lot of builders. The ordinance assumes that in a typical development there is going to only be one builder. Since they have a planned community, there are a series of builders.

Mr. Miller stated he does not think the sign is a detriment to the public welfare and believes it's a positive contribution by providing identification of the projects.

John Casella asked if there is any other spot other than in front of the gazebo.

Mr. Miller responded the location of the sign with respect to the gazebo will be changing as drivers view the sign while in motion and they believe it's the appropriate place to put the sign from a functional standpoint.

Matt Blake asked what the sign would be made of, estimated duration and if there is a less bright shade of white that could be used.

Paul Witthohn responded the sign would be made of a composite material.

Mr. Miller responded it's hard to say how long the sign will be up because of the build out, but maybe a couple years.

In response to the color, Mr. Miller stated it will be comparable to the sign that is existing. It will not look as bright as the picture in reality.

John Juliano asked if it will be lit at night.

Mr. Miller responded no.

Tim Kernan reviewed his letter.

Bob Rushton made a motion to open public which was seconded by Alan Schwager. All were in favor.

With no comment from the public Bob Rushton made a motion to close public which was second by Carolyn Grasso. All were in favor.

Alan Schwager made a motion to approve the application with the requested variances. Seconded by John Juliano. Roll call was as follows:

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

Next on the agenda was the fire hydrant marker submission checklist recommendation.

Alan Schwager suggested adding the word "blue" or "DOT Standards".

Tim agreed to find out what the applicable standard is and include it in the recommendation.

Mayor Marino made a motion to adopt the changes to the submission checklist which was seconded by Bob Rushton. Roll call was as follows:

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

**Resolution #2019-32** Resolution of Review and Recommendation from the Woolwich Township Joint Land Use Board to the Woolwich Township Mayor and Township Committee Regarding Changes to the Zoning Ordinance.

Bob Rushton made a motion to adopt which was seconded by Mayor Marino. Roll call was as follows:

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

Next on the agenda, Chairman Maugeri advised the Board to read through the ERI and become familiar with it prior to our next meeting.

Next, Mike Aimino conducted the Land Use Member Liability Training.

**Resolution #2019-33** Resolution Authorizing Executive Session (Pending Litigation)

John Casella recused.

Mayor Marino made a motion to adopt which was seconded by Bob Rushton. Roll call was as follows:

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

The JLUB went into executive session at 7:42 PM

The JLUB returned from executive session at 8:14 PM

Alan Schwager made a motion to ratify Mike Aimino's filing of an answer on behalf of the Board in the most recent Wolfson litigation and to proceed with our representation in that matter. Seconded by Bob Rushton. All were in favor.

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

The JLUB meeting adjourned at 8:15 PM.

Respectfully Submitted,

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