

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
RE-ORGANIZATION AND REGULAR BUSINESS MEETING
JANUARY 16TH, 2020
“MINUTES”**

At 7:07 pm, Secretary Iacovelli called the Re-organization meeting of the Woolwich Township Joint Land Use Board to Order also stating that the Regular Business Meeting will immediately follow the Re-organization.

Adequate notice of both meetings had been provided in accordance with the Open Public Meetings Act.

Secretary Iacovelli led all present in the Pledge of Allegiance.

The Oath of Public Office was administered to the following members:

- Vernon Marino – Mayor - Class I Member
- Natalie Matthias – Deputy Mayor – Class III Member
- Matthew Blake – Class II Member
- Carolyn Grasso – Class IV Member
- Sal Barbagallo – Class IV Member
- Joseph Kauffman – Alternate #1
- Dawn Varallo – Alternate #2
-

Brian Lozuke, JLUB Solicitor, Swore in all members.

Roll call of the Members Present:

Sal Barbagallo- present, Matt Blake - Present, John Casella – Present, Carolyn Grasso - Present, John Juliano - Present, Joseph Kauffman - present, Mayor Marino - Present, Deputy Mayor Matthias - Present, Joe Maugeri - Present, Bob Rushton - Present, Dawn Varallo - Present.

Also present: Brian Lozuke, JLUB Solicitor, and Joseph Petrongolo-JLUB Planner.

Secretary Iacovelli asked for a motion to appoint a Chairperson to the Joint Land Use Board for the Calendar year of 2020.

Bob Rushton made the motion to appoint Joe Maugeri, which was seconded by Mayor Marino. Ms. Iacovelli asked for any other nominations.

With no other nominations, roll call to appoint Joe Maugeri as Chairman was as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Joe Maugeri - abstained, Bob Rushton - Yes.

John Juliano made a motion to adopt resolution #2020-01 appointing Joe Maugeri as Chairman for the calendar year of 2020 which was seconded by Bob Rushton. Roll call was as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Joe Maugeri - abstained, Bob Rushton - Yes.

Brian Lozuke swore in Joe Maugeri as Chairman of the Joint Land Use Board for the year 2020.

Chairman Maugeri asked for a motion to appoint a Vice Chairperson for the Calendar year 2020.

John Juliano made a motion to appoint Bob Rushton, which was seconded by Carolyn Grasso. With no other nominations, roll call to appoint Bob Rushton as Vice Chairman was as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Chairman Maugeri - Yes, Bob Rushton - Abstained.

Carolyn Grasso made a motion to adopt resolution #2020-02 appointing Bob Rushton as Vice Chairman for the calendar year of 2020 which was seconded by Mayor Marino. Roll call was as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Chairman Maugeri - Yes, Bob Rushton - Abstained.

Brian Lozuke swore in Bob Rushton as Vice Chairman to the Joint Land Use Board for the year 2020.

Chairman Maugeri entertained a motion for a Consent Agenda with the exception of Resolution 2020-04.

Bob Rushton made a motion for a consent agenda for resolutions 2020-03, 2020-05, 2020-06, 2020-07, 2020-08, 2020-09 and 2020-10 which was seconded by John Casella. Roll call was as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Chairman Maugeri - Yes, Bob Rushton - Yes.

Discussion of meeting dates listed in Resolution 2020-4. Discussion to cancel November 19, 2020. John Juliano made a Motion to accept the dates listed in Resolution 2020-4 cancelling Nov 19th, 2020 due to the League of Municipalities. Deputy Mayor Matthais seconds the motion. Roll Call as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Chairman Maugeri - Yes, Bob Rushton – Yes.

That concludes the Re-organization of the Woolwich Township Joint Land Use Board. With nothing further to discuss, John Casella made a motion to adjourn the Re-organization meeting at 7:20 PM which was seconded by John Juliano. All were in favor.

****Chairman Maugeri called the regular business meeting of the Joint Land Use Board to order at 7:20.**

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 the Members Present:

Sal Barbagallo- present, Matt Blake - Present, John Casella – Present, Carolyn Grasso - Present, John Juliano - Present, Joseph Kauffman - present, Mayor Marino - Present, Deputy Mayor Matthias - Present, Chairman Maugeri - Present, Bob Rushton - Present, Dawn Varallo - Present.

Also present: Brian Lozuke, JLUB Solicitor, and Joseph Petrongolo- JLUB Planner.

Chairman Maugeri welcomed the new members.

Mayor Marino made a motion to approve the Minutes as written and was seconded by John Juliano. All were in favor except, Dawn Varallo and Joseph Kauffman who abstained.

At 7:22pm Chairman Maugeri recused himself for the Master Plan Amendment Public Hearing and Vice Chairman Rushton took over. Alternate #1 Joe Kaufman will vote in place Chairman Maugeri.

Brian Lozuke swears in Joe Petrongolo from Remington Vernick Engineers, to update on the changes to the Master Plan as proposed in last meeting.

JLUB Planner Joe Petrongolo recounts the changes to the Master Plan that were discussed at the last public meeting and are re-iterated at this meeting.

John Juliano suggested adding the plural “s” to Office(s) on page 7 of Master Plan Amendment Draft.

Motion to Open the meeting to the public, Mayor Marino made the motion, John Casella seconded. All were in favor.

Swearing in of Cherylann Walters, attorney from Nehmad Perillo Davis & Goldstein, PC. representing Steven Wolfson and his projects in Woolwich.

Requesting size and scope of the Super Market to be determined by the board before making change to the Master Plan Amendment. Discussion of letter given to the board at the Dec. 19th meeting written by Mr Rahenkamp.

Brian Lozuke swears in Creigh Rahenkamp, the board accepts Mr. Rahenkamp as a qualified planner.

B. Lozuke recounts the legal governance of the board allowing them to make the proposed changes to the Master Plan.

Damien Del Duca, attorney for the Zallie Family, owners of ShopRite. Testified at Dec 19th hearing, asks for Mr. James A. Miller from Summit Ventures to be sworn in as a qualified planner.

Brian Lozuke swears in Mr. James A. Miller, the board accepts Mr. James A. Miller as a qualified planner.

Mr. Miller testifies, discussion continues.

Mr. Del Duca testifies that the Master Plan changes are within the scope and governance of the JLUB board.

Discussion continues.

Brian Lozuke swears in Steve Wolfson, of Wolfson properties.

Discussion continues, John Casella comments.

Vice Chairman Rushton asks if any other public would like to speak.

John Casella made a motion to close the public portion of the night, seconded by John Juliano. All were in favor.

Joseph Petrongolo- Planner, reviews the suggested changes to the Master Plan that the board will vote on.

Board asks questions of Planner.

Vice Chairman Rushton asks for a motion to adopt.

Matt Blake made a motion to adopt the plural change along with the before mentioned Super Market wording, seconded by Carolyn Grasso.

Roll call as follows:

Sal Barbagallo-Yes, Matt Blake -Yes, John Casella – Yes, Carolyn Grasso - Yes, John Juliano - Yes, Mayor Marino - Yes, Deputy Mayor Matthias - Yes, Vice Chair Rushton – Yes, Joseph Kauffman- Yes.

Vice Chairman Rushton asks for a motion to close the meeting, Mayor Marino makes the motion, seconded by Matt Blake.

Meeting adjourned at 8:30pm.

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim
Audio recording on file