

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
JULY 2, 2020
MINUTES**

Chairman Maugeri called the meeting to order at 7:19 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:

Sal Barbagallo- Present, John Casella – Present, Carolyn Grasso -Present, Chief Jaramillo – Present, John Juliano – Present, Joseph Kauffman – Present, Mayor Marino - Present, Deputy Mayor Matthias - Present, Vice Chair Bob Rushton - Present, Dawn Varallo- Present, Chairman Maugeri - Present.

Also Present: B. Lozuke – Solicitor, A. Jones JLUB Planner and P. Breier JLUB Eng.

Next was the regular meeting minutes of June 18, 2020. J. Juliano made a motion to approve the minutes as written, Mayor Marino seconds the motion. All were in favor.

Next on the Agenda was the Woolwich Sand & Gravel Bulk Variance Resolution #2020-12 which is deferred until a future meeting.

New Business: JLUB #2020-005 & #2020-004 Summit Ventures, Villages II, Section 2.3 & 2.2 Final Major Subdivision (Blk 28/Lot 16), (Block 28/Lot 15 & 16).

B. Lozuke swears in the applicant's attorney and professionals, Mr. Baranowski, P. Whittholm, and J. Miller.

Mr. Baranowski gives an overview of the continuation of the project for these two new sections.

A. Jones reviews his letter in detail noting items that will require a variance. P. Brier also reviews his letter and his items are brought up for discussion with the board.

K. Schatz is sworn in by B. Lozuke for testimony for the board. Questions arose regarding adding a temporary cul de sac for emergency vehicles until the terminated road is continued to another section. Screening between basins in these areas will be added.

Chairman Maugeri asks for a Motion to open the meeting to the public for comment on JLUB #2020-005 Section 2.3: B. Rushton makes a motion, seconded by Mayor Marino. All were in favor.

With no participation from the public, Chairman Maugeri asks for a Motion to close the public portion of the meeting. B. Rushton makes a motion, Mayor Marino seconds. All were in favor.

B. Rushton makes a motion to approve the application, seconded by J. Juliano. Roll call as follows:

Roll Call:

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

All points and issues were identified as the same as the section 2.3 so no additional waivers or testimony is required.

Chairman Maugeri asks for a Motion to open the meeting to the public for comment on JLUB #2020-004 Section 2.2: B. Rushton makes a motion, seconded by J. Casella. All were in favor.

With no participation from the public, Chairman Maugeri asks for a Motion to close the public portion of the meeting. B. Rushton makes a motion, Mayor Marino seconds. All were in favor.

Chairman Maugeri asks for a Motion to approve JLUB #2020-004 Summit Ventures, Villages II, Section 2.2 Final Major Subdivision (Block 28/Lot 15 & 16).

B. Rushton makes a motion to approve the application, seconded by J. Casella. Roll call as follows:

Roll Call:

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

Chairman Maugeri calls for a recess at 7:58 PM.

The meeting resumes to discuss the next New Business application JLUB #2020-003 DPIF2 NJ 4 Woolwich 322, LLC, (aka as Dermody warehouse project), Prelim. & Final Site Plan, Blk 6 Lot 6.

M. Givens, and Attorney for the applicant, gives an overview of the location and the plan.

B. Lozuke swears in J. Mascaro, Project Manager, J. Dougherty, applicant Engineer, and N. Mosley, Traffic Engineer.

Review of the project included visuals from J. Dougherty. Discussion covered visual lines from Locke Ave and Rt. 322 as well as irrigation for the screening once planted.

N. Mosley from Shopshire Associates gave an overview of his traffic study and the changes to the intersection discussed with the NJDOT.

Review of A. Jones' letter and questions from the board, then review of letter by P. Breier.

Chairman Maugeri asks for a Motion to open the meeting to the public for comment on JLUB #2020-003. Mayor Marino made a motion, seconded by Deputy Mayor Matthias. All were in favor.

Member of the public came up to discuss his concerns with the project.

Chairman Maugeri asks for a Motion to approve JLUB #2020-003 DPIF2 NJ 4 Woolwich 322, LLC, Prelim. & Final Site Plan, Blk 6 Lot 6.

Motion to approve was made by B. Rushton, seconded by J. Juliano. Roll call as follows:

Roll Call:

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

With nothing further to discuss, Chairman Maugeri asks for a Motion to adjourn the meeting; J. Casella made the motion, which was seconded by C. Grasso. All were in favor.

The JLUB meeting adjourned at 9:40 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary
Minutes not verbatim
Audio recording on file