

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR BUSINESS MEETING
NOVEMBER 5, 2020
MINUTES**

Vice Chair Rushton called the meeting to order at 7:01 PM.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Vice Chair Rushton 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 – Absent, Mayor Marino - Present, Deputy Mayor Matthias - Absent, Vice Chair Bob Rushton - Present, Dawn Varallo- Present, Chairman Maugeri - Absent.

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

Next was the regular meeting minutes of October 15, 2020. J. Juliano made a motion to approve the minutes; C. Grasso seconds the motion. All were in favor.

J. Juliano recuses himself at 7:02pm.

New Business:

- Application for JLUB #2020-017 Josephine Curran, Bulk Variance for property designated as Block 2.11, Lot 72, located at 271 Westbrook Dr.
Mike Amino, attorney for the applicant describes the request for the resident to build a deck.

Motion to open to public: Motion made by J. Casella, seconded by C. Grasso. All in favor.

Motion to close to public: Motion made by C. Grasso, seconded by S. Barbagallo. All in favor.

Motion to grant bulk variance, C. Grasso, Seconded by Chief Jaramillo. Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, Vice Chair Rushton – Yes

Meeting Recess called at 7:17pm

Meeting Resumed at 7:21pm with J. Juliano returning.

- Application for JLUB #2020-013 Summit Ventures, LLC, Four Seasons at Weatherby, Phase 3, Sections 2A & 2B, Final Major Subdivision for Block 2, Lots 2 and 8.

L. Ragone, P. Whittholm are sworn in and recognized as professionals in their field. L. Ragone gives an overview of the project .The variance requested is for the pump station for the width of the lot it will be on.

Engineer P. Whittholm describes the project.

Motion to open to public: Motion made by J. Casella, seconded by J. Juliano. All in favor.

Two residents of the neighborhood asked questions regarding the location of the pumping station. K. Shatz is sworn in to answer some of their concerns.

Motion to close to public: Motion made by J. Juliano, seconded by Mayor Marino. All in favor.

Motion to grant Final Major Sub. and variance, J. Juliano, Seconded by J. Casella. Roll call as follows:

Sal Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Vice Chair Rushton – Yes

Meeting Recess called at 8pm

Meeting Resumed at 8:05pm

- Application JLUB-2020-007 Locke Partners, Inc. Granting Final Major Site Plan for property designated as Block 7, Lot 4.01, located at 2062 US Route 322.

Attorney for applicant, S. Eisner and Engineer S. Renauro and Traffic Engineer Mosley, are sworn in. Very few changes are added as per the professionals. They have also included a sign plan set and stub for future road. Increase in landscaping as requested by the professionals. One variance for all around landscaping requested to be eliminated on side of the building. DEP LOI requesting as condition of CO not of this approval.

A. Jones comments on waivers and the variance for basin screening. P. Breier confirms any open items on his list.

Reflective addition to Fire Hydrants on pavement they will add, and reviewed by fire company. Written design concept to be submitted later.

Motion to Open to Public: Mayor Mario, Seconded by Chief Jaramillo. All in Favor.

B. Lozuke swears in P. Biester 251 Locke Ave asks a few questions of the applicant. Request for signage on the bend of the road on Locke Ave.

Motion to Close to Public: C. Grasso, Seconded by Chief Jaramillo. All in Favor

Motion to approve Locke Partners application: J. Juliano, Seconded by J. Casella. Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Vice Chair Rushton – Yes

Final Item by B. Lozuke, request to board to adopt the Resolution #2020-19, with amendment of the LOI and correction basin ordinance 203-69b2c.

Motion requested; C. Grasso to approve the Resolution #2020-19, Seconded by Mayor Marino. Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Vice Chair Rushton – Yes

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

The JLUB meeting adjourned at 8:32 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, Audio recording on file