

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
FEBRUARY 4, 2021**

Chairman Maugeri called the meeting to order at 7:04PM.

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

Solicitor B. Lozuke, Planner A. Jones and Engineer P. Breier also in attendance.

Next on the agenda was the approval of the minutes.

-January 21, 2021-C. Grasso made a motion to adopt the minutes, S. Barbagallo seconded the motion. N. Matthais abstained. All were in Favor.

New Business:

-JLUB #2020-21 Summit Ventures, Villages I, Sections 4.2, p/o 4.6, p/o 4.7, Block 28, Lot 14, Block 28.02, Lot 13.01, Final Major Subdivision

Mr. Baranowski, attorney for the applicant introduces the professionals who will testify before the board. J. Sims, professional planner and J. Miller will be available for questions. Including in the record the CES response letter dated Feb 4th that addresses the professional's comments.

J. Sims is sworn in and his qualifications are accepted by the board.

Handouts are given to the board, and are also enlarged on display boards noted at exhibits A1-A4. Mr. Sims explains the change in lot size to increase the open space and will increase parking areas. No change to the number of units. Off street parking will not be needed in this section.

Mr. Sims discusses the parking for each unit in detail. 234 parking spaces are required and they will exceed that minimum.

Mr. Lozuke confirms there is no variance being removed that was previously given. And now no "on street" parallel parking with the new created spaces with the lot size change, Chairman Maugeri confirms with A. Jones. C. Grasso also asks about including the driveway & garage each unit has. Guest parking is included at half a space per unit, for a total of 48.

Mr. Sims comments on landscaping in the new areas to meet the comments by the Planner. Street lighting will match all other sections in Weatherby. Will also illuminate the parking spaces. Mr. Sims provides testimony on the other items on the Planner letter.

Dept. Mayor Matthais asks about the street width and Mr. Sims confirms the size will be consistent with the other sections. Chairman Maugeri asks that the section will have a sign stating no side street parking allowed, Mr. Sims confirms.

Brief discussion about the basin, which was giving temporary approval, and moved at a later time.

Mr. Baranowski offers Mr. Miller is available by phone. No questions.

A. Jones comments that the response letter addresses all of his questions and no variances will be needed as they will meet his changes. He asks for testimony regarding Affordable Housing as previously testified to. Mr. Sims confirms that there are no steep slopes.

Sidewalk path will be done at a later stage.

Mr. Baranowski adds to the record that the Affordable Housing requirements are met.

P. Breier comments on the temp. basin and asks about the pump station flow. Mr. Sims points to Exhibit A1 to show where it will be. Signage on the rotary in advance of the circle. All other items they will comply with.

With no further questions, Chairman Maugeri asks for a motion to open to the public. Motion made by J. Juliano, seconded by C. Grasso. All were in favor.

With no one from the public wishing to speak, Chairman Maugeri asks for a motion to close to the public. Motion made by C. Grasso, seconded by Chief Jaramillo. All were in favor.

Chairman Maugeri says with no further questions, he asks for a motion on the application. B. Rushton made the motion to approve this application with the waiver for the profiles and all other agreements made, seconded by J. Juliano

With no further discussion, Chairman Maugeri asks for a Roll Call.

Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Yes, J. Juliano- Yes, , Mayor Marino – Yes, Dept. Mayor Matthias – Yes, B. Rushton – Yes, Chairman Maugeri –Yes.

With no further items on the agenda, Chairman asks for a motion to close.

J. Casella made the motion, Seconded by Chief Jaramillo. All were in favor.

The JLUB meeting adjourned at approximately 7:38 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file