

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
July 1, 2021**

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:

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

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

Next on the agenda was the approval of the minutes.

-May 20, 2021- Mayor Marino made a motion to adopt the minutes, S. Barbagallo seconded the motion. All were in Favor.

Resolutions:

#2021-22 of the Joint Land Use Board of the Township of Woolwich Regarding Application # 2021-009 WH Development, LLC 570 Commerce Blvd. Carlstadt, NJ 07072 , Block 59, Lots 6, 6.01, 6.02, 8 and 10, Block 62, Lots 2 and 3, Granting Preliminary and Final Major Site Plan w/ Bulk Variance.

Chairman Maugeri asks for any questions or comments on this resolution. B. Lozuke comments that council for the applicant has reviewed and approved the copy before the board.

Chairman asks for a motion on this resolution, J. Juliano makes a motion to adopt, seconded by J. Casella. Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor N. Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

New Business

-JLUB #2021-012 Robert Page, 1512 Oldman's Creek Rd Woolwich, Block 27, Lot 3.18, Bulk Variance

Applicant Robert Page, homeowner of 1512 Oldman's Creek Rd, was sworn in by B. Lozuke. Applicant is seeking a variance to put a pool in his front yard as his house has little space in the rear of the property. This property is on an intersection and with two frontage points.

A. Jones comments that the applicant would need to receive county septic approval to proceed. A. Jones wants the applicant to understand the limits of the Board's approval for the next steps in his project. This property is a non-conforming lot in this zone where 5 acres are what the zone requires. The standards and set backs are more extreme than what would be enforced for their lot. The discussion continues about the 70 foot set back from the property line to pool, where the regulation requires 75 feet, therefore the request is for a 5 foot set back variance. The applicant will comply with the 4 foot fence zoning requirement.

R. Page testifies to no known negative impacts for the township or other residents. Brief discussion about the zoning from a historical perspective and a comment by J. Juliano that on this corner lot, the fencing will meet the code of 4 feet.

With no other questions, Chairman Maugeri asks for a motion to open the meeting to the public for comment. B. Rushton makes a motion to Open, Seconded by J. Casella, All were in favor.

Chairman Maugeri states that with no one from the public coming to speak, he would entertain a motion to close, B. Rushton makes a motion to close, Seconded by S. Barbagallo. All were in favor.

Chairman Maugeri asks for a motion on this application. B. Rushton makes the motion to grant this variance of 5 feet, seconded by J. Casella. Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor N. Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

Next:

JLUB #2021-006 Woolwich Housing Associates, LLC, 2 Cooper St., Camden, NJ, Block 2.09 Lots 1 & 1.03, Minor Subdivision Counsel for the applicant, Dave Patterson, reviews the application briefly introducing the client, Nick Cangelosi of the Michael's organization and Alan Ippolito, from CES engineering firm. Both are sworn in.

Purpose of this application is to reconfirm the original subdivision approval on JLUB Res. 2019-30. Lot line adjustment paperwork was not filed in time to meet the statute deadline and applicant seeks re-approval of this request. The approval includes the minor subdivided area that was transferred to Atlantic City Electric in a previous application.

A. Jones reviews his letter dated June 27, 2021. Confirms applicant request for one variance of street trees on ROW, will see application for trees when subdivision request comes through. Coordination of all owners and properties with ACE and Summit on buffer issue to show to the committee.

P. Breier continues on his letter dated June 15, 2021 on page 2 to continue on Wetlands application to not impede on them. Future site plan to include the LOI for wetlands.

Question from B. Lozuke asking if new legal descriptions of the property have been prepared and reviewed by P. Breier? Counsel for applicant, D. Patterson says that they have not been completed yet.

Chairman asks for a motion to open to the public, Mayor Marino makes the motion, seconded by S. Barbagallo. All were in favor. Chairman asks for a motion to close since no one from the public is in attendance, Mayor Marino makes the motion, seconded by B. Rushton. All were in favor.

With no more discussion on this application, Chairman Maugeri asks for a motion. B. Rushton makes the motion to approve application for the minor subdivision with the same approvals as before and any new agreements made tonight, seconded by J. Casella. Roll call as follows:

S. Barbagallo – Yes, J. Casella – Yes, J. Juliano – Yes, J. Kauffman – Yes, Mayor Marino – Yes, Dept. Mayor N. Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

Discussion Items:

Rezoning Ordinance and Master Plan Consistency letter from JLUB Planner, A. Jones dated June 30, 2021.

Mr. Jones reviews his letter discussing the consistency of the ordinance 2021-11 for changes to a couple of the MUD zone to include warehousing, in the Kings Landing Development area, and has determined that these changes are consistent with the Master Plan and subsequent updates to that plan.

Chairman asks for clarification from B. Lozuke and then asks for any questions or other discussion on this letter. This is in regards to only one parcel, Block 12, Lot 3. Recommendation is to return the ordinance back to committee to adopt the change to the one parcel without changes from JLUB.

B. Rushton makes a motion to refer this to committee, seconded by J. Juliano.

Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, J. Juliano – Yes, J. Kauffman – Yes, Mayor Marino – Yes, Dept. Mayor N. Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

With nothing else on the Agenda, Chairman Maugeri asks for a motion to adjourn. J. Casella makes the motion, seconded by J. Juliano. All were in favor.

The JLUB meeting adjourned at approximately 7:36 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file