

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
AUGUST 5, 2021-PHONE IN MEETING**

Chairman Maugeri called the meeting to order at 7:03 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, Chairman Maugeri – Present, Bob Rushton - Present, Dawn Varallo-Present.

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

Next on the agenda was the approval of the minutes.

-July 1, 2021- Mayor Marino made a motion to adopt the minutes, J. Casella seconded the motion. All were in Favor. Chief Jaramillo & C. Grasso abstains.

Resolutions:

-Resolution #2021-24 of the Joint Land Use Board of the Township of Woolwich Regarding Application # 2021-012 Robert Page, 1512 Oldman's Creek Rd Woolwich, Block 27, Lot 3.18, Bulk Variance.

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

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

-Resolution #2021-25 of the Joint Land Use Board of the Township of Woolwich Regarding Application # 2021-006, Woolwich Housing Associates, LLC, 2 Cooper St., Camden, Block 2.09 Lots 1 & 1.03, Minor Subdivision

Chairman asks for a motion on this resolution, B. Rushton makes a motion to adopt, seconded by S. Barbagallo. Roll Call as follows

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

-Resolution #2021-26 of the Joint Land Use Board of the Township of Woolwich Regarding Master Plan Consistency for Rezoning Ordinance for Block 12, Lot 3.

Chairman asks the JLUB Solicitor if he has any comments on this resolution. Mr. Lozuke summarizes the process of approval and that the resolution is just a memorialization of the previous approval made by the board.

Chairman asks for a motion on this resolution, B. Rushton makes a motion to adopt, seconded by S. Barbagallo. Roll Call as follows

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

Discussion Items:

-Findings and Conclusions of the Zoning Board of Adjustment Report.

Chairman explains to new members the purpose of this annual report. It would show patterns of requests for changes or exceptions to our ordinances that would have the board make recommendations to make changes. For this report, there are only 4 zoning items.

-Resolution #2021-23 of The Woolwich Township Land Use Board Adopting Pursuant to N.J.S.A 40:55D-70.1 The Annual Report Regarding Variances to The Township Mayor and Committee.

Chairman Maugeri asks for a motion on adopting the F&C report and with making no recommendations to Mayor & Twp. Comm. B. Rushton makes the motion, seconded by C. Grasso. Roll call as follows:

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

-Master Plan Consistency for proposed Cannabis Regulations

Chairman asks Mayor Marino to explain this issue. The township has to make a decision on how they will handle the recently approved state law for manufacturing, production and distribution of Cannabis. The date for a decision that will stand for the next 5 years is 8/21/21. The Township Committee's recommendation that we will allow manufacturing but not distribution or sale, would allow one company to operate for manufacturing/processing, on Rt. 322 in the warehouse district only. Same drug free regulations will exist for School Zones.

There is a small percentage tax that will go to the Township as well. If the Twp. would like to add another license, they would be able to. A no vote means nothing can change in that 5 year period. A yes with stipulations, by any township, would mean addition of another license is possible if the town decides.

J. Juliano asks about Right to Farm Act, and Mayor states that since it is still federally illegal, it is not covered by that.

B. Lozuke comments on the limitations of this approval, and that making specific changes to the rules of who can come in and apply, etc. So this is just a limited allowance. Dept Mayor Matthias also explains that state regulation would require a potential applicant to go through their licensing process first, so this will not be a fast moving acceptance. Mayor answers Chairman's questions about who would approve the application and the JLUB would have the role of making sure this is the right fit and how we want them to do this.

Planner A. Jones also mentions where the facility would be located, and right now only in the warehouse district as per our Master Plan. Otherwise change to the MP would be required. This would also require a Redeveloper's Agreement with the Twp. Comm. first, allows the town to have another point of control of the approval.

C. Grasso asks if this would be about growing, processing and packaging. Mayor mistakenly states at first that only growing would be approved. Over a brief discussion, B. Lozuke corrects the committee and states that growing, processing and packaging will all happen at this facility. Not distribution or sale to public. That would happen at another location.

J. Casella asks about odor. Mayor does state that there is an odor control concern. A. Jones comments that our current ordinance states that no odor can pass the property line. Air scrubbers will do some good for this concern, but more should be looked at when needed.

A brief discussion about the revenue percentage the town would receive, and how we would audit them for this information. Mayor states that this is a highly controlled and monitored business and that shouldn't be something we worry about.

Chairman states that having the ability to change or modify our requirements, as technology always advances, more options may be available.

J. Juliano asks why we wouldn't allow processing, packaging now instead of later. Mayor corrects his statement by asking Mr. Lozuke to confirm, that processing and packaging are also allowed with manufacturing. Mr. Lozuke confirms that Ordinance 21 would allow all steps except in person sale, aka dispensing. Class 5 is the dispensary license that was not adopted in the Twp. ordinance.

J. Juliano asks if there are any rules in the Farm to Table process that governs Cannabis, which there is not.

A. Jones returns the discussion back to the Master Plan consistency letter. He shares with the Board that this isn't "inconsistent" with the current MP. Since it's been illegal until now, it is silent on this issue.

Chairman is looking for a motion to approve Ordinance 2021-21 with no changes.

Recommendation is to return the ordinance back to committee to adopt this Regulation without change from JLUB.

B. Rushton makes a motion to refer this to committee to adopt as written, seconded by J. Casella.

Roll Call as follows:

S. Barbagallo – Yes, J. Casella – Yes, C. Grasso – Yes, Chief Jaramillo – Abstained, J. Juliano – No, Mayor Marino – Yes, Dept. Mayor N. Matthias - Yes, B. Rushton – Yes, Chairman Maugeri –Yes

Chairman Maugeri asks for a motion to open the meeting to the public for comment on the last items of this meeting. C. Grasso makes a motion to Open, Seconded by S. Barbagallo, All were in favor.

Chairman Maugeri states that with no one from the public coming to speak, he would entertain a motion to close, J. Casella makes a motion to close, Seconded by Mayor Marino. All were in favor.

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

The JLUB meeting adjourned at approximately 7:47 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file