

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD
REGULAR MEETING
OCTOBER 7, 2021-REGULAR MEETING**

Chairman Maugeri called the meeting to order at 7:02 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- Absent, 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.

-August 19, 2021- Chief Jaramillo made a motion to adopt the minutes, B. Rushton seconded the motion. All were in Favor.

Chairman Joe Maugeri Recuses at 7:03pm. Vice Chair Rushton continues the meeting.

New Business/Discussion item:

- Preliminary Investigation to Determine Whether Block1, Lots 2, 5, 5.01, 6, 7, 8,11, and 11.01; Block 2, Lots 9,10,11,12,12.01, 12.02, 12.03, 13, 13.01, 14, 15, 16, 17 and 24, and Block 28, Lots 1,2,3,and 4 on the Official Tax Map of the Township of Woolwich Qualify as Areas in Need of Redevelopment.

Mr. Jones hands out a map to the committee for this discussion. He explains that the Township Committee passed a resolution to look at the areas indicated on the map as to whether or not these areas meet the requirements for redevelopment. If so, then a redevelopment plan has to be made and approved.

He further explains that there are state criteria, in the regulations that have to be met in order to be considered. In essence a property has to hit one of the criteria listed, or if a property is next to one and in order for the parcels to be redeveloped, then an extra lot can be added.

Mayor Marino asks Mr. Jones to explain Block 28, lots 1,2,3,4 as they are near the other lots, but very close to residential areas. The current zoning Mr. Jones states that it is LIO which includes warehousing. This would not meet the Kings Landing Red. Plan and it may be more appropriate for small business, a gym, retail, offices, etc.

As a note, Mr. Jones states that this is all based on meeting the criteria of redevelopment first. Then the committee can decide what that means.

Dept. Mayor Matthias asks that for example Block 28, if it doesn't meet the criteria for redevelopment, that does not preclude this board from changing the zoning from say LOI to CC, etc.? Mr. Jones says yes. Changing the zoning can be done at any time, but for this investigation it will determine if these parcels meet the legal description of redevelopment.

Mr. Jones gives examples of zoning changes that could happen.

Mayor Marino points out two lots on Block 1 on the map that are not highlighted because one is TDR and the other Farm Land protected.

C. Grasso asks about Block 2 the three residential lots that are not highlighted as they are not requested to be considered.

Mr. Jones notes that he cannot look at any lots that are not asked for by the Twp. Comm. resolution. Mr. Lozuke confirms this.

J. Casella asks about the amount of Redevelopment areas allowed in a town. Mr. Jones gives an example of Collingswood and how requests for redevelopment can be done and layered.

With no other questions for Mr. Jones, Vice Chair Rushton asks for a motion to adopt the resolution. C. Grasso makes the motion, J. Juliano seconds. Roll Call as follows:

- **Res. #2021-29** of the Joint Land Use Board of the Township of Woolwich Regarding Preliminary Investigation to Determine Whether Block 1, Lots 2, 5, 5.01, 6, 7, 8, 11, and 11.01; Block 2, Lots 9, 10, 11, 12, 12.01, 12.02, 12.03, 13, 13.01, 14, 15, 16, 17 and 24, and Block 28, Lots 1, 2, 3, and 4 on the Official Tax Map of the Township of Woolwich Qualify as Areas in Need of Redevelopment.

J. Casella – Yes, C. Grasso- Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Mayor Marino – Yes, Dept. Mayor Matthias - Yes, J. Kauffman – Yes, D. Varallo – Yes, Vice Chair Rushton – Yes.

Vice Chair Rushton asks for a motion to open the meeting to the public for comment, Mayor Marino makes a motion to Open, Seconded by J. Casella. All were in favor.

With no one from the public coming to speak, Mayor Marino makes a motion to close to the public, Seconded by J. Juliano. All were in favor.

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

The JLUB meeting adjourned at approximately 7:22 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file