**WOOLWICH TOWNSHIP JOINT LAND USE BOARD**

**NOVEMBER 4, 2021- MEETING MINUTES**

Vice Chairman Bob 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 Chairman Rushton led all present in the Pledge of Allegiance.

Roll call of JLUB members:

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

**JLUB Planner, A. Jones & JLUB Engineer P. Breier also in attendance.**

Next on the agenda was the approval of the minutes.

-October 25, 2021- Chief Jaramillo made a motion to adopt the minutes, J. Juliano seconded the motion. All were in Favor.

New Business:

* **JLUB #2021-023** Summit Ventures, LLC, Villages II at Weatherby, Sections 2.4, 2.5, & 2.6, Block 28/Lot 16 seeking Final Major Subdivision.

Mr. Baranowski, solicitor for the applicant Summit Ventures, introduces himself and Ken Schatz, the project manager for the application, and Paul Whitthohn Engineer from CES.

Final approval for 135 units, 10 open spaces for the over all of 443 units. They have completed 183 which will leave 125 units. Mr. Baranowski notes that the letters produced by the Planner and Engineer have been complied with.

Mr. Baranowski asks for Mr. Schatz to be sworn in to give testimony. Chief Jaramillo swears Mr. Schatz in.

Mr. Schatz explains that these sections will connect to the previous ones approved and will be consistent with the entire development. When the three sections are finished, construction will work its way out of the development along with the construction road.

Mr. Jones goes over his letter dated 10/27/21 and has reviewed their response letter dated 11/2/21. Just a few questions he would like testimony on. He says a waiver requested on page 4 items 4&5 for plantings is not needed as is covered in the preliminary approval. Mr. Whitthohn is sworn in by Chief Jaramillo and confirms that it is covered in the prelim approval.

The architecture models will be the same as previous sections. Mr. Whitthohn confirms. For affordable housing, Mr. Jones asks for a verbal confirmation on what has been confirmed many times in other sections, for the record. Mr. Schatz confirms the preliminary agreement and they have exceeded their COAH obligations.

R.S.IS parking standard has been met, Mr. Whitthohn confirms. The original resolution discusses the drainage easements and that they will be adjusted as needed as the development is completed, Mr. Jones states that they need to be provided as a condition of approval.

For completeness items not submitted, they have all been submitted. No elevations have been submitted and Mr. Whitthohn confirms that they will not exceed the height requirements.

HOA documentation will be provided prior to sign off, along with the plan of lots and outside agency approvals all before final sign off.

From page 5 of Mr. Jones’ letter, Mr. Whitthohn confirms items under #7, #a, has been delivered to the secretary. Item #b. Mr. Whitthohn provides testimony and agrees to item #c. for the Conditions of Approval.

Mr. Breier begins reviewing his letter dated 10/28/21. There are no new basins being built for this section, and any modifications need to be made available for review. Traffic Impact statement will show a decrease. No storm-water easement needed as it goes to the open space. Applicant will do a small road stub for access and maintenance to the basins.

Mr. Whitthohn shows the pump station from Aqua that will also service this new section.

Vice Chair Rushton asks if there are any other questions for the professionals.

J. Juliano makes the motion to open to the public, seconded by J. Casella. All were in favor.

With no one in attendance, J. Juliano makes a motion to close to the public. J. Casella seconds this motion. All were in favor.

Vice Chair Rushton asks for a motion on the application. J. Juliano makes a motion to adopt, seconded by S. Barbagallo. Roll call as follows:

**S. Barbagallo Yes, J. Casella – Yes, Chief Jaramillo – Yes, J. Juliano – Yes, Vice Chair Rushton – Yes.**

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

With no one from the public coming to speak, J. Casella makes a motion to close to the public, Seconded by Chief Jaramillo. 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 Chief Jaramillo. All were in favor.

The JLUB meeting adjourned at approximately 7:24 PM.

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary

***Minutes not verbatim, audio recording on file***