

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

March 3, 2022- Regular Meeting Minutes

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.

M. Aimino swore in Alternates 1 & 2: Jon Fein and Frederick Lock, Jr.

Roll call of JLUB members:

Sal Barbagallo- Present, Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Present, John Juliano – Present, Frederick Lock – Present, Vern Marino - Present, Joe Maugeri – Present, Joe Morgan –Present, Ken Morris – Present, Bob Rushton - Present.

JLUB Planner J. Petrongolo & Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-February 17, 2022 Reg. Mins- B. Rushton made a motion to adopt the minutes, Mayor Frederick seconded the motion. All were in favor. Abstentions: J. Maugeri, C. Grasso & S. Barbagallo abstained.

New Items:

- **Resolution #2022-14** of the Joint Land Use Board of the Township of Woolwich Regarding Application NO. JLUB-2021-033 Northpoint Investments I, LLC, 1600 U.S. Rt. 322, Block 10, Lot 4 Granting Preliminary & Final Major Site Plan Approval and Bulk Variance Approval.

Chairman Maugeri asks for a motion on this resolution. B. Rushton makes the motion to approve Seconded by J. Juliano.

Roll call as follows:

C. Grasso - No, K. Morris – Yes , J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, Jon Fein – Yes, Chairman J. Maugeri – Yes.

- **Resolution #2022-15** of the Joint Land Use Board of the Township of Woolwich Regarding Application NO. JLUB-2021-035 Steve Palestini 901 Ashburn Way, Block 3.02, Lot 1 Granting Bulk Variance Approval.

Chairman Maugeri asks for a motion on this resolution. J. Juliano makes the motion to approve Seconded by B. Rushton.

Roll call as follows:

J. Morgan - Yes, K. Morris – Yes, J. Juliano – Yes, J. Fein – Yes, B. Rushton – Yes,

Next on the agenda:

- Public Hearing – Amendment to the Round 3 Fair Share Housing Plan

Mike Jedziniak, The Township's attorney for this introduces himself and gives a quick overview of the affordable housing plan was started and where the Township is with the rounds of plans that were adopted and where we are now.

Then the JLUB Planner, J. Petrongolo reviews the obligations that are required by the plan. He discusses the types of compensation that are available, such as rehabilitation housing, prior round obligations and present need. This adoption will be a part of the Twp. Master Plan.

Mr. Petrongolo reviews the credits and where the obligations are generated from.

J. Juliano asks about any changes to the Master Plan, do these requirements change. Mr. Petrongolo says the numbers stay the same. Mayor Frederick asks about the timeline to do this. Mr. Jedziniak says that you have to create a reasonable opportunity for a builder to complete the project. FSH has vetted these spots and agreed that they are well suited for building. If the total number isn't met by 2025 when this gets discussed again, the totals just move to the next round.

With no more comments from the professionals, Chairman Maugeri asks for a motion to open to the public. V. Marino makes this motion, J. Fein seconds. All were in favor.

With no one from the public in attendance, Chairman Maugeri asks for a motion to close to the public. C. Grasso makes this motion, J. Fein seconds. All were in favor.

Chairman Maugeri asks for a motion to adopt the amended to the Round 3 FSH Plan dated 2/18/22. B. Rushton makes the motion, seconded by J. Juliano. Roll call as follows:

S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, K. Morris – Yes , J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, Chairman J. Maugeri – Yes.

Resolution #2022-16 of the Joint Land Use Board of Adopting an Amended Round 3 Housing Element and Fair Share Plan

Next is the adoption of the Round 3 FSH Plan resolution. Chairman asks for a motion to adopt, C. Grasso makes the motion, seconded by J. Juliano.

Roll call as follows:

S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, K. Morris – Yes , J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, Chairman J. Maugeri – Yes.

M. Jedziniak explains to the committee the development agreement and the process next and how this action will protect the town from litigation as we will be compliant.

*Review of Development Agreement between the Township of Woolwich, the Woolwich Township Joint Land Use Board and Fair Share Housing Development, Inc.

M. Jedziniak continues to explain that this three part agreement will move the town forward using the fund that has been accruing for affordable units as a result of the Wolfson agreement and 11 acres donated near the middle school.

Chairman Maugeri asks if there are any more questions from the board. With none he asks for a motion to approve the signing of the agreement by the JLUB secretary and Chairman. B. Rushton makes the motion, seconded by S. Barbagallo. Roll call as follows:

S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, K. Morris – Yes , J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, Chairman J. Maugeri – Yes.

Next is: **Resolution #2022-17** of the Joint Land Use Board Authorizing the Execution of a Development Agreement between the Township of Woolwich, the Woolwich Township Joint Land Use Board and Fair Share Housing Development, Inc.

Chairman Maugeri asks for a motion to adopt and approve Res#2022-17. C. Grasso makes the motion, seconded by B. Rushton. Roll call as follows:

S. Barbagallo – Yes, C. Grasso - Yes, J. Morgan – Yes, K. Morris – Yes , J. Juliano – Yes , Mayor C. Frederick – Yes, V. Marino - Yes, B. Rushton – Yes, Chairman J. Maugeri – Yes.

Last on the agenda is the MEL JIF Insurance Land use liability instruction power point video presented by JLUB Solicitor M. Aimino.

Sign in sheet was passed around to log in all present. At the conclusion of the presentation, the Sign out sheet was again sent around for all to sign. M. Aimino signed off on the attendance form.

With no more items on the agenda, Chairman Maugeri asks for a motion to adjourn.

All were in favor.

The JLUB meeting adjourned at approximately 8:40 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file