

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

March 17, 2022- Regular Meeting Minutes

Chairman Maugeri called the meeting to order at 7:05 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, Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Absent, John Juliano – Absent, Frederick Lock – Present, Vern Marino - Absent, Joe Maugeri – Present, Joe Morgan –Present, Ken Morris – Absent, Bob Rushton - Present.

JLUB Planner Terry Vogt via teleconference & Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-March 3, 2022 Reg. Mins- J. Fein made a motion to adopt the minutes, S. Barbagallo seconded the motion. All were in favor.

New Items:

- **Resolution #2022-18** of the Joint Land Use Board of the Township of Woolwich Regarding Application number JLUB#2020-002 Liberty Commodore I Urban Renewal, LLC, Commodore Business Center North, 2221 & 2279 US Rt. 322, Block 11, Lots 20 & 21 Granting Amended Preliminary & Final Major Site Plan Approval.

Next on the agenda:

- **JLUB#2021-031** Dynamic Custom Motor Sports, Inc., 152 Locke Ave. Block 5, Lot 15 seeking Use Variance.

Robert Mac Feeters, counsel for the applicant introduced himself and Ray Van Dexter, owner of Dynamic Custom Motor Sports dba Dynamic Tint. Also in attendance for the applicant was J. Timothy Kernan, planner/engineer for the applicant. The business is automotive glass tinting. The building is very suitable for this business, which will remain indoors only.

This property will only do glass tinting. There is a two car garage where the tinting will be done. No chemicals are used; just the tinting is printed on a machine and applied with water. There are offices and 3 bathrooms in the building. Hours are 9-6pm, Tues-Fri. Mr. Van Dexter testified that they only use soap & water for cleaning, with no run off. Just a spray bottle to apply the film and wipe off. No special drains are needed; tracks are on the floors that have small holes for any water that could drip. Squeegees and a heat gun is used for application. The process can go from 1-3 hours. Mr. Van Dexter testifies that they can usually handle 3-8 cars per day, overnight stays are not usually needed, but he accommodates the customer who may need to pick up the car later. There is a large fenced in yard.

Chairman Maugeri reminds the audience of the history of this property, as a bus depot, car maintenance company, and an adult daycare. Ms. Grasso expresses concern about the history of this property and ground water contamination. Discussion about soil samples could have been needed, but not for this applicant. Solicitor Aimino asked if a Phase I environmental was required, and it appears it isn't.

Board asks about signage lighting, and they do not plan to add any. Business hours end just about when dark comes. All work is inside. There is some outdoor lights that will remain.

Chairman calls T. Kernan, who is sworn in and provides his qualifications for the board. Mr. Kernan gives some context of the neighborhood, with other businesses and the Swedesboro Auction directly across the street. Discussion about ADA accessibility for parking and entrance to the building confirming that one of the bathrooms inside is. A parking spot marked as an ADA spot as a COA.

The large aerial photo enlarged is marked exhibit A1. Mr. Kernan notes the MULLU criteria and how it is met.

Planner T. Vogt goes over J. Petrongolo letter dated March 8, 2022. Mr. Vogt asks if all the work will go on inside the building, which the applicant testifies yes. As the planner goes through each item on the letter, a pre-existing non-conforming exception is noted for most of the size, setback, frontage and buffers as this is a very old building.

Landscaping in the front is discussed and made as a COA with a Platt showing this and the dumpster. Trash service will be provided by an private company. Planner would recommend a report on where the wetlands may be, or encroachment. Item #17 on his letter. Mr. Kernan asks that since this old building has existed since 1945 there's nothing they can do about the building.

Chairman Maugeri states that it predates zoning and DEP setbacks. C. Grasso asks about the role of pre-existing non-conforming structure and our zoning rules.

Chairman Maugeri asks for a motion to Open to the Public, C. Grasso makes the motion, seconded by S. Barbagallo. All were in favor.

Resident from 912 Ashburn Way, David Nerenberg speaks up in favor of this applicant, as a friend and member of the community. William Wurthy, employee of Spirit automotive testifies in favor of the applicant as a good business relationship of 18 years. Joe Shinn, of 13 Bayberry Way, also testifies in favor of the applicant as a friend and future local business person.

With no more members of the public coming to speak, S. Barbagallo makes a motion to close to the public, seconded by J. Fein. All were in favor.

Chairman asks the board about items #17 & #18 on the letter regarding wetlands interpretation. The building is a pre-existing non-conforming structure. J. Fein says that bringing undue hardship on the applicant for something he cannot alter, such as where the building is. Suggests that they strike the two items. Chairman agrees with these comments.

With no more questions, Chairman asks for a motion on the application. S. Barbagallo makes the motion to grant the Use Variance, with the ADA, Landscaping/Dumpster on the Platt to work with the Planner, striking items #17/#18, B. Rushton seconds the motion. Roll call as follows:

S. Barbagallo – Yes, C. Grasso – Yes, J. Morgan –Yes, B. Rushton – Yes, J. Fein – Yes, F. Lock –Y, Chairman Maugeri –Yes.

The next item is the site plan waiver on a separate motion and vote.

Chairman asks for a motion, B. Rushton makes the motion to waive the site plan, seconded by S. Barbagallo. Roll call as follows:

S. Barbagallo – Yes, C. Grasso – Yes, J. Morgan –Yes, B. Rushton – Yes, J. Fein – Yes, F. Lock –Y, Chairman Maugeri –Yes.

With no more items on the agenda, Chairman Maugeri asks for a motion to adjourn. S. Barbagallo makes the motion, seconded by B. Rushton. All were in favor.

The JLUB meeting adjourned at approximately 8:36 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary
Minutes not verbatim, audio recording on file