

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

April 7, 2022- Regular Meeting Minutes

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- Present, Carolyn Grasso - Present, Jon Fein – Absent, 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.

-March 17, 2022 Reg. Mins- B. Rushton made a motion to adopt the minutes, C. Grasso seconded the motion. All were in favor. Abstentions: C. Frederick, V. Marino, K. Morris, F. Lock.

New Items:

- **Resolution #2022-19** of the Joint Land Use Board of the Township of Woolwich Regarding Application number JLUB#2021-031 Dynamic Custom Motor Sports, Inc., 152 Locke Ave. Block 5, Lot 15 Granting Use Variance.

Chairman Maugeri asks for a motion on this resolution, C. Grasso makes the motion, seconded by B. Rushton. Roll call as follows:

S. Barbagallo-Yes, C. Grasso-Yes, J. Morgan-Yes, B. Rushton-Yes, F. Lock-Yes, J. Maugeri-Yes.

Next on the agenda:

- **JLUB #2020-021** Oldman's Creek Properties, LLC, Block 31, Lot 12 Rainey Road, Harrisonville/Oldman's Creek Rd and Fairway Dr., seeking minor subdivision.

Edward Polk representing the applicant introduces the minor subdivision request, and turns over the presentation to the Engineer, Brian S. Peterman PE. JLUB Planner J. Petrongolo states that the Engineer is well known as a expert professional in his field.

Mr. Peterman shows how the 2 acre plots will be laid out with the subdivision, leaving about 7 acres for his own personal home. Future development is not known at this time, or they will be sold. All the lots are conforming. He asks for the site plan and COAH obligations to be deterred until the time of development.

Discussion about the access to each lot from Fairway Dr or Rainey Rd. No access has been permitted yet by the county to Oldman's Creek Rd. Question from the Chairman about the walking path, which will remain for the moment. Exhibit A1- Plan of minor sub. dated 2/22/22 plan of the lots. Mr. Peterman shows the size of lot A and how the proposed building envelope would look.

Mayor Frederick asks about the entrance to Lot A having enough roadway to turn in. Mr. Peterman shows 110 feet of lot frontage which will be enough room to stack up two cars turning in safely.

Planner J. Petrongolo discusses his letter dated March 24, 2022 and says there are no issues with the plan and has worked with the applicant. Mr. Petrongolo asks that the lot be moved a small amount to soften the angle on the corner if possible. This would prevent dead space, and if not it's ok otherwise. This would not require them to return if the lot line is moved a few feet either way.

If there is a COAH fee, they need to be aware of that obligation at a later time.

Mr. Nardelli's letter dated March 31, 2022 is read by Mr. Petrongolo as he is not available. There are no objections to anything listed by the Engineer.

Chairman Maugeri asks for a motion, B. Rushton makes the motion, J. Juliano seconds. Roll call as follows:

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

The Board adjourns for a 5 min break at 7:23pm. Resumes at 7:31pm

Next on the agenda:

- **PB#2022-011** Main Street At Woolwich, LLC, Block 60 Lots 1 & 2, 190 & 144 Kings Highway, Seeking Minor Subdivision.

CherylLynn Walters introduces herself as counsel for the applicant. They are seeking minor subdivision with no variances and no waivers. There is no development plans at this time. Witness & Exhibit list has been submitted. Steve Mervine is sworn in as a professional land surveyor and he gives his experience. He is accepted as an expert witness. He introduces exhibit A1, Main Street Woolwich minor sub dated 4/6/22.

Legal descriptions and deeds will be forwarded to the board. The next professional is Ben Crowder, Engineer for the applicant is sworn in and gives his experience.

Mr. Petrongolo reviews his letter dated March 28th, 2022. Testimony as resolved any questions on his letter.

With no more questions from the board, Chairman asks for a motion. B. Rushton makes the motion, V. Marino seconds. Roll call as follows:

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

Next is the resolution for the application.

- **Resolution #2022-20** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-011 Main Street At Woolwich, LLC, Block 60 Lots 1 & 2, 190 & 144 Kings Highway, Granting Minor Subdivision.

Chairman asks for a motion on the resolution. C. Grasso makes the motion, V. Marino seconds. Roll call as follows:

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

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

The JLUB meeting adjourned at approximately 7:48 PM.

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file