

# WOOLWICH TOWNSHIP JOINT LAND USE BOARD

## May 5, 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 – 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, JLUB Engineer S. Nardelli & Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-April 7, 2022 Reg. Mins- B. Rushton made a motion to adopt the minutes, C. Grasso seconded the motion. All were in favor. Abstentions: J. Fein.

New Items:

**Resolution #2022-21** of the Joint Land Use Board of the Township of Woolwich Regarding Application number JLUB#2020-021 Oldman's Creek Properties, LLC, Block 31, Lot 12 Rainey Road, Harrisonville/Oldman's Creek Rd and Fairway Dr., Granting Minor Subdivision.

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, K. Morris –Yes, J. Juliano-Yes, C. Frederick-Yes, V. Marino-Yes, B. Rushton-Yes, J. Maugeri-Yes.

Next on the agenda:

- **JLUB #2022-010** Paulsboro Road AP, LLC, 261 Paulsboro Rd. Block 14, Lot 2, Preliminary & Final Major Site Plan approval with Bulk Variance.

*-Applicant provided an exhibit and witness list, which will be kept on file with this application.*

Attorney for the application is Clint Allen of Archer & Greiner, LLC. Mr. Allen introduces this application that will be built on the former Nike Missal base on Paulsboro Rd. As the redevelopment plan for this parcel which was amended in December 2021 requires more buffering and the applicant has added a lot of landscaping to help blend into the area. They are the designated redeveloper for this project and it is a permitted use.

The packet handed out of the layout with numbered exhibit pages is distributed with the witness list for ease of introduction. Ed Wilkes, the Engineer and project planner for this application and plan begins to describe the layout of the building plan for the board. The entrances are shown, with gated access points, and parking areas. The county road where the property lies requires working with the county on any changes to this road. The sidewalk width is an issue and the applicant is working with them on putting the required sidewalk on part of the county property.

The project planner, Mr. Wilkes continued on with a lengthy and detailed presentation on the plans. Question from the board regarding the height of the sound barrier from the Mayor, 20 ft. Mr. Marino asks about increasing the size of the sewer line for future expansion and it would also allow future cost recapture of water usage for other areas is considered, as a COA for the adjacent property only.

The front building lights which is planned to be at 30 feet in height is questioned by Chairman Maugeri, if it is necessary for the front. He asks if they can do the 15 foot ones in the front and keep the 30 feet in the back. The applicant agrees to do 18 ft. poles in the front and side entrance area.

Chairman calls for a 5 min recess at 8:17pm. The meeting resumes at 8:27pm.

Mr. Wikes returns to show the egress and exit for the trucks and curb cut at the Paulsboro entrance. The curb has an opening of 60 feet.

Mr. Mosley is recognized by the board as he has testified many times before this board. He explains the traffic flow and what his survey of the activity shows for volume.

Mr. Scott Daniel shows the plans for the design of the building and elements of design of texture and color. Mr. Petrongolo asks for testimony on the texture of the panels to meet the King's landing development plan requirements. They will comply with the ordinance for using these materials.

Mr. Lance Landgraff, professional planner for this project is introduced. Mr. Landgraff goes through the C1 Bulk variances they are asking for relief from due to the shape of the parcel.

Ms. Grasso asks about irrigation for the landscaping proposed. It is not currently in their plan. Mr. Petrongolo says that irrigation would help establish the new plantings. The grass really is the area that he would recommend having it watered. Mr. Allen agrees as a COA to include it.

May 5, 2022-Mr. Petrongolo's revised letter is reviewed and he states that the applicant has met most all of his items required. There are still variances that will be needed and they will work with his office to amend anything outstanding.

With no other questions, Chairman Maugeri asks for a motion to open to the public

B. Rushton makes the motion, V. Marino seconds. All were in favor.

Joe Musumeci from 339 Paulsboro Rd., asks his daughter Tammy Musumeci-Szabo to read a letter on his behalf. Asking for a few stipulations for his neighboring property. The sound wall continuing to the road front, any future buffering to his property, parking on Paulsboro Rd, Jake brakes needs an ordinance to not allow. Mr. Lang of 301 Paulsboro also testified to similar concerns.

With no more members of the public coming to speak, Chairman Maugeri asks for a motion to close to the public. J. Juliano makes the motion, V. Marino seconds. All were in favor.

With no more questions, Chairman Maugeri asks for a motion on the application. B. Rushton makes a motion to approve, with the variances listed, except #16, adding driveway lighting from .25 to .5. With COA's sidewalk width, feed pipe size, irrigation on the landscape, buffering on wall, Stormwater Mgmt. plan to provide, sound wall extended to end of parking lot, then step down to the basin. Seconded by J. Juliano. Roll Call as follows:

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

With nothing else on the agenda, Chairman Maugeri asks for a motion to Adjourn. V. Marino makes the motion, B. Rushton seconds. All were in favor.

The JLUB meeting adjourned at approximately 9:42 PM.

Respectfully Submitted,

Shannon Kilpatrick  
Joint Land Use Secretary

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