

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD**

**June 2, 2022- Regular Meeting Minutes**

Chairman Maugeri called the meeting to order at 7:08 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- Absent, Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Absent, John Juliano – Present, Frederick Lock – Present, Vern Marino – Absent, Joe Maugeri – Present, Joe Morgan –Absent, 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.

-May 5, 2022 Reg. Mins- C. Grasso made a motion to adopt the minutes, B. Rushton seconded the motion. All were in favor. Abstentions: none

New Items:

**Resolution #2022-22** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-010 Paulsboro Road AP, LLC, 261 Paulsboro Rd. Block 14, Lot 2, Preliminary & Final Major Site Plan approval with Bulk Variance.

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

C. Grasso-Yes, K. Morris –Yes, J. Juliano-Yes, B. Rushton-Yes, J. Maugeri-Yes.

Next on the agenda:

**JLUB#2022-009**-MCM Acquisitions, LLC, Block 57 Lot 3.01 Minor Subdivision & Use Variance.

Attorney for the applicant, Dante Parenti introduces himself, this application and Stephen Hawk, Licensed planner in NJ who will go over the details of the subdivision and the use variance request.

The property owner is requesting to subdivide off a parcel of about 8 acres. No new construction or building of any kind is requested at this time. The Use Variance request is continued as the animal hospital, part of the whole property, required this as it is not zoned for one. Bulk variances are requested for setbacks area and width. Also parking in front yard of the animal hospital and sidewalks are to be installed when development of this new parcel is initiated or other neighboring lots have sidewalks to connect to. The remaining garage on the subdivided lot will be used as an ancillary structure to the “mother lot” and will have to be removed or used as an ancillary structure when the new lot is developed.

With no more questions, Chairman Maugeri asks for a motion to open to the public. B. Rushton makes the motion, C. Grasso seconds, all were in favor.

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

With no more questions, Chairman asks for a motion on the Use Variance, with the condition that the subdivision will be granted. B. Rushton makes that motion, seconded by J. Juliano. Roll call as follows:

C. Grasso-Yes, K. Morris-Yes, J. Juliano-Yes, B. Rushton-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

Next Chairman Maugeri asks for a motion to approve the Minor Subdivision & Bulk Variances. C. Grasso makes a motion, seconded by B. Rushton. Roll call as follows:

C. Grasso-Yes, K. Morris-Yes, J. Juliano-Yes, B. Rushton-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

Next on the agenda:

Findings and Conclusions of the Zoning Board of Adjustment Report. Chairman Maugeri informs the board as to what the purpose of this report is and reads through the findings. With no more questions, Chairman asks for a motion to approve the F&C. B. Rushton makes the motion, seconded by K. Morris. Roll call as follows:

C. Grasso-Yes, K. Morris-Yes, J. Juliano-Yes, B. Rushton-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

Resolution #2022-23 of The Woolwich Township Land Use Board Adopting Pursuant to N.J.S.A 40:55D-70.1. The Annual Report Regarding Variances to The Township Mayor and Committee.

Chairman asks for a motion to adopt the resolution of the annual report. C. Grasso makes the motion, seconded by B. Rushton. Roll call as follows:

C. Grasso-Yes, K. Morris-Yes, J. Juliano-Yes, B. Rushton-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

M. Aimino tells the board that the resolution 2022-11A is to only remove the name of the development from the previous one.

Resolution 2022-11A- Resolution Of The Joint Land Use Board Of The Township Of Woolwich Granting Final Major Subdivision Approval To Summit Ventures, LLC, Villages II At Weatherby, Sections 2.4, 2.5, And 2.6 Regarding Application No. #2021-023 For Property Designated As Block 28, Lot 16.

Chairman Maugeri asks for a motion, C. Grasso makes the motion, seconded by J. Fein. Roll call as follows:

C. Grasso-Yes, K. Morris-Yes, J. Juliano-No, B. Rushton-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

With nothing else on the agenda, Chairman Maugeri asks for a motion to Adjourn. F. Lock makes the motion, J. Fein seconds. All were in favor.

The JLUB meeting adjourned at approximately 7:59PM.

Respectfully Submitted,

Shannon Kilpatrick  
Joint Land Use Secretary

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