

**WOOLWICH TOWNSHIP JOINT LAND USE BOARD**

**June 16, 2022- Regular Meeting Minutes**

Chairman Maugeri called the meeting to order at 7:04 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 – Absent, Bob Rushton - Present.

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

Next on the agenda was the approval of the minutes.

-June 2, 2022 Reg. Mins- C. Grasso made a motion to adopt the minutes, J. Juliano seconded the motion. All were in favor. Abstentions: S. Barbagallo, V. Marino, J. Morgan, C. Frederick.

New Items:

**Resolution #2022-24** of the Joint Land Use Board of the Township of Woolwich Regarding Application number #2022-009 MCM Acquisitions, LLC, Block 57 Lot 3.01, Granting Minor Subdivision & Use Variance

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

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

Next on the agenda:

**PB#2022-013** Woolwich Residential, LLC, 57 Kings Highway, Block 18, Lot 4, seeking Minor Subdivision approval

Attorney for the applicant, William Kauffman, introduces himself, this application and Steven Mervine, Surveyor, Landscape Eng. And Ben Crowder, Eng, who will go over the details of the subdivision.

This minor subdivision will create a new lot of 12 acres on Kings Hwy. There are no variances requested and no development on this lot at this time. Exhibit A1 shows the layout of the area.

J. Petrongolo's letter dated June 13, 2022 states all his comments have been addressed.

With no more questions, Chairman asks for a motion on the Minor Subdivision. V. Marino makes that motion, seconded by C. Frederick. Roll call as follows:

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

Next on the agenda:

**PB#2022-012** Dermody Properties, LLC, 2062 U.S. Route 322, Block 7, Lots 4.01 & 4.03 seeking an Amended Final Major Site Plan approval.

Attorney for the application is Chris Murphy, with James Mascaro, SVP for the project and Sam Renauro, Engineer. The amended site plan is to reduce the size of the building for the new tenant. Exhibit A1 shows the layout of the project. Exhibit A2 color rendering of project for definition. No new variances are requested. Exhibit A3 shows the landscaping. Reduction in covered surfaces and traffic due to smaller size building, will not need the side parking setback variance from previous approval and will now comply.

Chairman Maugeri asks for a motion to open to the public. Motion made by J. Fein, seconded by V. Marino. All were in favor. With no one from the public in attendance, B. Rushton makes a motion to close to the public, seconded by J. Juliano. All were in favor.

With no more questions from the board, Chairman Maugeri asks for a motion on the application, C. Grasso makes the motion to approve, seconded by B. Rushton. Roll call as follows:

S. Barbagallo-Yes, C. Grasso-Yes, C. Frederick-Yes, J. Juliano-Yes, V. Marino-Yes, J. Morgan-Yes, B. Rushton-Yes, J. Fein-Abstain, Chairman Maugeri-Yes.

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

The JLUB meeting adjourned at approximately 7:43PM.

Respectfully Submitted,

Shannon Kilpatrick  
Joint Land Use Secretary

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