

# WOOLWICH TOWNSHIP JOINT LAND USE BOARD

## October 20, 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 - Absent, 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 – Absent.

JLUB Planner J. Petrongolo and M. Davis from R&V, S. Nardelli JLUB Eng and Solicitor M. Aimino also in attendance.

Next on the agenda was the approval of the minutes.

-October 6, 2022 Reg. Mins- S. Barbagallo made a motion to adopt the minutes, J. Juliano seconded the motion. All were in favor. Abstentions: J. Fein, J. Juliano, F. Lock, K. Morris

New Items:

**Resolution #2022-31** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-017 Aqua New Jersey, Inc. Rt. 322, 144 Kings Hwy, Block 60, Lot 2, Booster Pumping Facility, Granting Preliminary & Final Major Site Plan.

Chairman Maugeri asks for a motion on this resolution, F. Lock makes the motion seconded by V. Marino. Roll call as follows:

S. Barbagallo-Yes, J. Juliano- Yes, J. Morgan-Yes, K. Morris-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

**Resolution #2022-32** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-018 Aqua New Jersey, Inc. Rt. 322, 190 Kings Hwy, Block 60, Lot 1, Elevated Water Storage Facility, Granting Preliminary & Final Major Site Plan.

Chairman Maugeri asks for a motion on this resolution, J. Morgan makes the motion seconded by F. Lock. Roll call as follows:

S. Barbagallo-Yes, J. Juliano- Yes, J. Morgan-Yes, K. Morris-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

Next on the Agenda:

Vote for Conflict Chairman for the MP Re-examination report-Chairman Maugeri will recuse. S. Barbagallo makes a motion to nominate J. Juliano as Conflict Chairman, Seconded by V. Marino. Roll call as follows:

S. Barbagallo-yes, C. Frederick-Yes, V. Marino-yes, J. Morgan-Yes, K. Morris-Yes, J. Fein-Yes, F. Lock-Yes, J. Maugeri-Abstains.

JLUB Solicitor M. Aimino swears in all the JLUB professionals again as a new Chairperson has been elected. J. Petrongolo, M. Davis, S. Nardelli.

Next on the agenda:

Woolwich Township Joint Land Use Board Consideration/Adoption of the 2022 Master Plan Re-Examination Report and Amendment.

J. Maley special counsel for the Twp. gives a brief overview to the audience on the purpose of this report and it's legal requirements for update and review. Also next steps.

JLUB planner J. Petrongolo and M. Davis begin a brief power point presentation and explain the task and their recommendations. This review is to determine what happens with the former TDR program properties and suggests the change of zones.

After a questions from the board, then a motion to open to the public is requested, V. Marino makes the motion, seconded by J. Fein. All were in favor.

F. Rizzi from 1051 Russell Mill Rd has concerns on the 5 acre rezoning.

M. Boyle-Franks from 439 Paulsboro Rd also express concerns on the 5 acre rezoning.

J. Mesumeci from 339 Paulsboro Rd points out mistakes in the report and other issues.

J. Shump of 10 Wilshire Blvd expresses concerns.

C.Kulp of 159 Jockey Hollow Run would like more detail before this is adopted.

Mr. Russo of 48 Thorton, Glassboro, balance of zones from a developer's perspective.

G. Wheeler of 123 Weston Dr, Monroeville, Owner of property on Oldman's Creek Rd. expresses concerns

K. Menicklla of 119 Fox Chase Ct, farm land and quality of life comments

A. Dorssett of 169 Russel Mill Rd, in favor of elimination of TDR.

B. Hannigan of 25 Natalie Dr mentions that the majority of the residents prefer the open land vs the small amount of farmers this affects.

Conflict chairman J. Juliano asks for a motion to close to the public, F. Lock makes the motion, seconded by V. Marino. All were in favor.

Next is a vote to accept the MP exam and report to Twp Comm. V. Marion makes a motion to adopt, S. Barbagallo seconds the motion. Roll call as follows:

S. Barbagallo-Yes, C. Frederick-Yes, V. Marino-yes, J. Morgan-Yes, K. Morris-Yes, J. Fein-Yes, F. Lock-Yes, J. Juliano-Yes.

**Res#2022-33** Woolwich Township Joint Land Use Board Master Plan Re-Examination and Amendment.

Conflict Chairman J. Juliano asks for a motion on the resolution to memorialize the adoption and referral back to Twp. Comm.

Motion to adopt the resolution is made by V. Marino, seconded by K. Morris. Roll call as follows:

S. Barbagallo-Yes, C. Frederick-Yes, V. Marino-yes, J. Morgan-Yes, K. Morris-Yes, J. Fein-Yes, F. Lock-Yes, J. Juliano-Yes.

Recess at 9:35pm. Chairman Maugeri returns and meeting resumes at 9:45pm.

Last on the agenda:

**PB#2022-019** Columbia Gas Co. 136 Monroeville Rd, Block 51, Lot 1 seeking Minor Site Plan and Use Variance.

Committee will operate as a zoning board and Mayor and V. Marino are dismissed.

C. Walters, attorney for the applicant introduces herself and her professionals. A witness & exhibit list is submitted to the board and included in this application. Witnesses are sworn in by counsel.

The application is for a minor site plan to make updates to the facility, add a new structure and continue a conditional use variance for this facility in a residential zone.

Fencing around the facility and landscaping are discussed as is access to this unmanned site.

Chairman asks for a motion to open to the public, J. Juliano makes the motion, seconded by F. Lock. All were in favor.

Mr. Yuself Flu-Ellen of 130 New Sweden Rd asks about safety and notification.

With no more public coming to speak, J. Juliano makes a motion to close to public, K. Morris seconds. All were in favor.

Chairman asks for a motion on this application. J. Juliano makes a motion to approve, seconded by J. Fein. Roll call as follows:

S. Barbagallo-Yes, J. Juliano-Yes, J. Morgan-Yes, K. Morris-Yes, J. Fein-Yes, F. Lock-Yes, Chairman Maugeri-Yes.

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

The JLUB meeting adjourned at approximately 11:20pm.

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary

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