

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

February 16, 2023- Regular Meeting Minutes

The meeting was called to order at 7:04 PM.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

All were led in the Pledge of Allegiance.

Roll call of JLUB members:

Carolyn Grasso - Present, Jon Fein – Present, Mayor Craig Frederick – Present, John Juliano – Present, Frederick Lock – Present, Vern Marino – Present, Joe Maugeri – Absent, Joe Morgan – Present, Ken Morris – Absent, Bob Rushton – Absent.

JLUB Planner A. Jones from R&V and Solicitor M. DeMarcantonio in attendance for M. Aimino.

First business was to nominate a Temporary Chairperson. S. Maccarone made a motion to nominate J. Juliano, F. Fein seconded the motion. Roll Call as follows:

C. Grasso-Yes, C. Frederick-Yes, J. Fein-Yes, V. Marino-Yes, J. Morgan-Yes, F. Lock- Yes, S. Maccarone-Yes.

Next on the agenda was the approval of the minutes.

-Dec. 1, 2022 Reg. Mins- C. Grasso made a motion to adopt the minutes, J. Fein seconded the motion. All were in favor. Abstentions: J. Fein, J. Morgan, V. Marino.

-Jan 5, 2023 Reorg Mins-F. Lock makes the motion to adopt, J. Fein seconded the motion. All were in favor. No abstentions.

New Items:

PB#2022-023 Gabrielle Santorio & Charles Vasaturo, Application for a Bulk Variance, 227 Glen Haven Ct, Block 25 lots 3.12 & 3.13

Attorney for the applicant, Kevin Dudurk introduces himself and has his clients sworn in. The request from the applicants is for a 10 foot bulk variance to build a new home in the front set back. Zoning requires a 60 foot set back, and as described by the attorney for the applicant, with the wetlands in the back yard the applicants would have more of a usable back yard if they were permitted this variance. Based on other homes on the same street, many also are built in this front set back. This variance will not impede on any other neighbor.

Planner A. Jones reviews his letter.

With no more questions from the board, Temporary Chairperson J. Juliano asks for a motion to open to the public. J. Fein makes the motion, seconded by C. Frederick. All were in favor.

V. Marino makes a motion to close to public as no one comes forward, seconded by F. Lock. All were in favor.

Chairperson Juliano asks for a motion on this application. C. Grasso makes a motion to approve the bulk variance, seconded by F. Lock. Roll call as follows:

C. Grasso-Yes, C. Frederick-Yes, J. Fein-Yes, V. Marino-Yes, J. Morgan-Yes, F. Lock- Yes, S. Maccarone-Yes.

Next on the agenda:

WH Development Urban Renewal LLC, Request for Extension of Final Major Site Plan Approval. JLUB#2021-009

Clint Allen, attorney for the applicant explains the timeline and the future expiration date of the previous approval for this application and requests a one year extension from the July 2023 expiration. The request is to ensure approval for their financiers as they work through all the other approvals needed to start the project.

A. Jones, planner, has no comments and no objections. With no questions from the board, Chairperson Juliano asks for a motion on this extension. V. Marion makes the motion, seconded by C. Grasso. Roll call as follows:

C. Grasso-Yes, C. Frederick-Yes, J. Fein-Yes, V. Marino-Yes, J. Morgan-Yes, F. Lock- Yes, S. Maccarone-Yes.

Next on the agenda:

- Ordinance: 2023-03 Review/Recommend: Ordinance Of The Township Of Woolwich Amending The Zoning On Block 28, Lots 2, 3 And 4 From LIO To 5A Residential In Accordance With The 2022 Master Plan Re-Examination

Motion to approve Ord 2023-03: C. Grasso, F. Lock-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Motion to adopt Res 2023-12: V. Marino, C. Grasso-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

- Ordinance: 2023-05 Review/Recommend: Ordinance Of The Township Of Woolwich Amending Chapter 203, Section 137, Entitled "Corridor Commercial District" In Accordance With The 2022 Master Plan Re-Examination

Motion to approve Ord 2023-05: J. Fein, C. Grasso-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Motion to adopt Res 2023-13: C. Grasso, J. Fein-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

- Ordinance: 2023-06 Review/Recommend: An Ordinance Of The Township Of Woolwich, County Of Gloucester, State Of New Jersey Adopting An Amendment To The Kings Landing Redevelopment Plan

Motion to approve Ord 2023-06: C. Grasso, J. Fein-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Motion to adopt Res 2023-14: F. Lock, J. Fein-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

- Ordinance: 2023-07 Review/Recommend: Ordinance Of The Township Of Woolwich Amending Chapter 203, Section 5, Entitled "Definitions And Word Usage" In Accordance With The 2022 Master Plan Re-Examination

Motion to approve Ord 2023-07: F. Lock, J. Fein-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Motion to adopt Res 2023-15: J. Fein, F. Lock-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

- Ordinance: 2023-08 Review/Recommend: Ordinance Of The Township Of Woolwich Amending Chapter 203, Section 35, Entitled 'Zoning Map' In Accordance With The 2022 Master Plan Re-Examination

Motion to approve Ord 2023-08: J. Fein, C. Grasso -Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Motion to adopt Res 2023-16: C. Grasso, J. Fein-Roll Call: C.Grasso-Yes, C.Frederick-Yes, J.Fein-Yes, V.Marino-Yes, J.Morgan-Yes, F.Lock-Yes, S.Maccarone-Yes

Review of JLUB policies tabled until the next meeting.

With nothing else on the agenda, Chairperson Juliano asks for a motion to Adjourn. V. Marino makes the motion, seconded by F. Lock. All were in favor.

The JLUB meeting adjourned at approximately 7:50pm

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file