

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

March 16, 2023- Regular Meeting Minutes

The meeting was called to order at 7:01 PM.

Adequate notice of this meeting has 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 – Present, Joe Morgan – Present, Ken Morris – Absent, Bob Rushton – Absent

JLUB Planner A. Jones from R&V and Solicitor M. Aimino.

Next on the agenda was the approval of the minutes.

-February 16, 2023, Mins. Motion by C. Grasso, seconded by J. Juliano. All were in favor. No abstentions.

Next Items:

Res#2023-17 of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-022 Gabrielle Santorio & Charles Vasaturo of 227 Glen Haven Ct, Block 25 lots 3.12 & 3.13 Granting a Bulk Variance.

J. Fein made a motion to adopt; C. Grasso seconded. Roll call as follows:

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

Res#2023-18 of the Joint Land Use Board of the Township of Woolwich Regarding WH Development Urban Renewal LLC. Granting a One Year Extension of Final Major Site Plan Approval. J. Juliano made a motion to adopt, J. Fein seconded the motion. Roll Call as follows:

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

Next on the agenda:

PB#2022-023 Nigel Shockley, 134 Davidson Rd, Block 46, Lot 4.03, Bulk Variance. Mr. Shockley testifies that he accidentally built the front patio 3 feet into the front yard setback. No objections from A. Jones, Planner.

Motion to open to the public, B. Rushton, seconded by V. Marino. All were in favor.

No public in attendance C. Grasso made a motion to close to public, J. Juliano seconded. All were in favor.

B. Rushton made a motion to approve the Variance, Seconded by V. Marino. Roll call as follows:

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

PB#2022-022 Atlantic City Electric, Minor Subdivision, 489 Stone Meeting House Rd., Block 13 Lot 3.

Naill O'Brien, the attorney for the applicant introduced himself and those testifying for this application. Eric Muff LPS, Surveyor, Joseph Mancini, Tri State Survey and Planner were sworn in.

Subdivision is requested as part of this project and then a combination of other lots in order to have a submission for the building of a power sub station in the future. The only concern of the board is the timing of the removal of the current houses, which A/C Electric purchased, after the subdivision is completed. Timelines were discussed.

C. Grasso made a motion to Open to the public, seconded by V. Marino. All were in favor.

Robert Freno of 527 Stone Meeting House Rd. voiced concern over the project near his future business.
J. Juliano made a motion to Close to the public, seconded by J. Fein. All were in favor.

B. Rushton made a motion to approve the Subdivision with the COA to demo the buildings and consolidate the lots as testified to, Seconded by C. Grasso. Roll call as follows:

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

PB#2023-05 HESP Solar and the SW School District, Charles Harker School, Block 28 Lot 17 & Charles Stratton School, Block 3.19 Lot 2 Capital Review Project.

John Kaplan, of Harold Law is the attorney for the Applicant HESP Solar. Robert Mosechello, the Engineer for HESP solar was sworn in. The courtesy review before the committee was to install ground mounted solar panels for both Harker & Stratton schools. Exhibits A1 & A1 show the location of the panels. Stephen Jakowski Jr, Business Advisor for the SWSD and Walter Kapler, Superintendent of the SWSD also testified as to timing and locations. Resolution to include courtesy review and landscaping suggestions.

B. Rushton made a motion to approve, Seconded by K. Morris. Roll call as follows:

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

Discussion Item:

Review of JLUB policies for in person meetings. M. Aimino reviews the proposed rules and discusses them with the committee. Minor changes are suggested. C. Grasso makes the motion to approve and add the procedures, Seconded by B. Rushton. Roll call as follows:

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

With nothing else on the agenda, J. Fein makes a motion to Adjourn. J. Juliano seconded the motion. All were in favor.

The JLUB meeting adjourned at approximately 8:46pm

Respectfully Submitted,

Shannon Kilpatrick
Joint Land Use Secretary

Minutes not verbatim, audio recording on file