

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

May 4, 2023- Regular Meeting Minutes

The meeting was called to order at 7:10 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 – Absent, Frederick Lock – Present, S. Maccarone-Present, Vern Marino – Absent, Joe Maugeri – Present, Joe Morgan – Absent, Ken Morris – Present, Bob Rushton – Present.

JLUB Planner A. Jones from R&V, R. Mullins from Fralinger Engineering, and Solicitor M. Aimino.

Next on the agenda was the approval of the minutes.

-March 16, 2023, Mins. Motion by C. Grasso, seconded by J. Fein. All were in favor. B. Rushton & K. Morris abstains.

Next Items:

- **Res#2023-19** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2022-022 Atlantic City Electric, Granting Minor Subdivision, 489 Stone Meeting House Rd., Block 13 Lot 3.
C. Grasso makes a motion to adopt, seconded by B. Rushton. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Rushton-Yes, Lock-Yes, Maccarone-Yes, Maugeri-Yes.
- **Res#2023-20** of the Joint Land Use Board of the Township of Woolwich Regarding Application number PB#2023-02, Nigel Shockley, 134 Davidson Rd, Block 46, Lot 4.03, Granting Bulk Variance.
C. Grasso makes a motion to adopt, seconded by J. Fein. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Rushton-Yes, Maugeri-Yes.
- **Res#2023-21** of the Joint Land Use Board of the Township of Woolwich Regarding Application number 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.
C. Grasso makes a motion to adopt, seconded by B. Rushton. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Rushton-Yes, Maugeri-Yes
- **Res#2023-22** of the Joint Land Use Board of the Township of Woolwich Adopting Policies of the JLUB in person meetings.
C. Grasso makes a motion to adopt, seconded by J. Fein. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Rushton-Yes, Maugeri-Yes
- **Res#2023-23** of the Joint Land Use Board of the Township of Woolwich Appointing R&V, Annina Hogan, as the JLUB Traffic Engineer for the calendar year 2023.
C. Grasso makes a motion to adopt, seconded by J. Fein. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Rushton-Yes, Lock-Yes, Maccarone-Yes, Maugeri-Yes.
- **Res#2022-022A** Paulsboro Rd, AP, LLC-Amending Res. 2022-022 to include side yard bulk variance.
C. Grasso makes a motion to adopt, seconded by J. Fein. Roll call as follows:
Grasso-Yes, Frederick -Yes, Fein -Yes, Rushton-Yes, Lock-Yes, Maccarone-Yes, Maugeri-Yes.

Next on the agenda:

- PB#2023-08 Michael Coles, 103 Coventry Ln, Block 40.04/ Lot 11, Seeking Bulk Variance.

Mr. Coles introduces himself and asks for a bulk variance for a 6 foot fence to go around a pool, that is required, but in order to do that he needs a front yard variance as his property is on a corner lot. He needs two variances, one a side yard and one for the "front" yard. B2&B6. No issues from R. Hunt Planner for JLUB.

C. Grasso makes a motion to approve, seconded by J. Fein. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Rushton-Yes, Lock-Yes, Maccarone-Yes, Maugeri-Yes

PB#2023-03 Summit Ventures, LLC, Villages II, Sections 1.5 & 1.6, Block 28, Lots 6.01 & 15, Seeking Final Major Subdivision approval.

Mr. Hyland, attorney for the applicant, introduces another small section continuing the Villages II subdivision. J. Miller from Summit Ventures and P. Whitthohn, Engineer from CES is also sworn in. This section is exactly like the others in the development and then Mr. Whitthohn informs the board that he has resolved any issues in the professionals' letters and submitted his response the day prior.

R. Hunt, planner, also testifies to this agreement of any issue in his letter. R. Mullin, engineer, also testifies to any outstanding items will be met.

With no further questions, Chairman Maugeri asks for a motion to open to the public. B. Rushton makes the motion, seconded by J. Fein. All were in favor. With no one from the public speaking, C. Grasso makes the motion to close to public, seconded by J. Fein. All were in favor.

B. Rushton makes the motion to approve the application, seconded by J. Fein. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Rushton-Yes, Lock-Yes, Maccarone-Yes, Maugeri-Yes.

7:36 pm Chairman Maugeri Recuses himself from the committee. Vice Chair Rushton continues the meeting.

Master plan amendment to repeal the TDR Plan Element and associated elements, and to amend the Township's Master Plan

Mayor Frederick goes over the township ordinances that have been passed down from committee for review. Ms. Simone gives an overview of the changes to the MP and the intension of the Twp. Com to remove the TDR program.

Erin Simone of Maley/Givens, Special Counsel for Woolwich Township and Ashton Jones, from R&V introduce the next part of the meeting.

She explains the sending and receiving areas and the 5a zoning program.

Mr. Jones describes the below resolution for discussion. First step is the General Amendment to the MP, dated 4/24/23. The introduction specifies what has to happen to remove TDR from the MP. He also testifies that this is consistent with the MP.

Resolution #2023-29 Of The Joint Land Use Board Of The Township Of Woolwich Adopting Amendments To The Master Plan.

V. C. Rushton asks for a motion to Open to the Public, J. Fein seconds. All were in favor. With no one coming forward, J. Fein makes a motion to close to the public, seconded by F. Lock. All were in favor.

With no other questions, VC Rushton asks for a motion on the adoption of this amendment.

C. Grasso makes a motion to adopt the amendment of the MP, seconded by J. Fein. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

VC Rushton asks for a motion to adopt resolution 2023-29.

C. Grasso makes a motion to adopt, seconded by J. Fein. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

Master Plan consistency review for the following ordinances: Ms. Simone describes the ordinances and resolutions for the committee.

1. Ordinance 2023-12 amending Chapter 203, Section 39, entitled "5a acre residential district" in accordance with the 2022 master plan reexamination.

There is a lengthy discussion about the details with suggestions made. Question from the board on the types of agricultural options the land owner would be required to choose, board discusses at length about changing the deed restriction choice

requirement, to not have further difficulty for the resident now that TDR would be removed. Notice requirement is further discussed and removed from ordinance.

VC Rushton takes a 5 min recess at 8:28pm. Resumes at 8:35.

VC Rushton asks for a motion to open to the public. C. Grasso makes the motion, seconded by C. Frederick. All were in favor.

Mr. Joseph Maugeri is sworn in to review the ordinance and the requirement to notice. The hard ship to the land owner needs to be looked at. Another property owner spoke about her concerns that this would be complicated for the landowner.

Marie Minetti, Oldmans Creek Rd. Asks about how the 5a zone would look on her parcel. More follow up later to be exact.

VC Rushton asks for a motion to close to the public, C. Grasso makes the motion, seconded by C. Frederick. All were in favor.

Motion to adopt the ordinance 2023-12 with changes. Lock makes the motion, seconded by Grasso.

Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

- **Resolution #2023-24** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Proposed Changes To Chapter 203, Section 39 Of The Township Zoning Code.

Motion to adopt resolution 2023-24. Grasso makes the motion, seconded by Fein. Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

2. Ordinance 2023-13 amending Chapter 95, entitled "fees" in accordance with the 2022 master plan reexamination.

Motion to approve ordinance 2023-13. Grasso makes the motion, seconded by Fein. Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

- **Resolution #2023-25** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Proposed Changes To Section 95-8.4 Of The Township Code Entitled "Fee And Escrow Schedule"

Motion to adopt resolution 2023-25. Fein makes the motion, seconded by Lock. Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

3. Ordinance 2023-14 repealing the transfer of development rights ordinances and amending Chapter 203, entitled "zoning" in accordance with the 2022 master plan reexamination.

S. Maccarone recuses himself at 9:36. VC Rushton asks for a motion to Open to public, motion made by C. Frederick, seconded by F. Lock. All were in favor. Resident from Russel Mill Rd asks a brief question. Motion to close made by F. Lock, seconded by C. Grasso. All were in favor.

Motion to approve ordinance 2023-14. Grasso makes the motion with added language, seconded by Fein.

Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Rushton-Yes

- **Resolution 2023-26** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Amendment To The Township's Zoning Map And Proposed Changes To Chapter 203 Of The Township Zoning Code

Motion to adopt resolution 2023-26. Grasso makes the motion with recommendations, seconded by Fein.

Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Rushton-Yes

S. Maccarone Returns to the board at 9:47 pm.

4. Ordinance 2023-15 amending Chapter 203, Section 35, entitled 'zoning map' as permitted under N.J.S.A. 40:55d-32 and rezoning various parcels.

VC Rushton asks for a motion to Open to public, motion made by C. Frederick, seconded by J. Fein. All were in favor. Motion to close made by J. Fein, seconded by C. Frederick. All were in favor.

Motion to approve ordinance 2023-15. Grasso makes the motion, seconded by Lock. Roll Call:
Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

- **Resolution #2023-27** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Amendment To The Township's Zoning Map And Proposed Changes To Chapter 203 Of The Township Zoning Code

Motion to adopt resolution 2023-27. Grasso makes the motion with recommendations, seconded by Fein.
Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

5. Ordinance 2023-16 adopting an amendment to the Kings Landing Redevelopment Plan.

VC Rushton asks for a motion to Open to public, motion made by C. Grasso, seconded by J. Fein. All were in favor. Motion to close made by J. Fein, seconded by F. Lock. All were in favor.

Motion to approve ordinance 2023-16. Grasso makes the motion, seconded by Fein. Roll Call:
Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

- **Resolution #2023-28** Of the Joint Land Use Board Of The Township Of Woolwich Recommending Adoption Of A Proposed Amended Redevelopment Plan For Kings Landing Redevelopment Area

Motion to adopt resolution 2023-28. Grasso makes the motion with recommendations, seconded by Fein.
Roll Call:

Grasso-Yes, Frederick -Yes, Fein -Yes, Morris-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes

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

The JLUB meeting adjourned at approximately 9:59pm

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary

Minutes not verbatim, audio recording on file