

Woolwich Township JLUB
Regular Meeting Agenda
May 4, 2023

1. Meeting Called to Order.
2. Adequate notice of this meeting has been provided in accordance with the Open Public Meetings Act.
3. Salute to the American Flag.
4. Roll Call of Board Members Present.
5. **Minutes:** (Sent via email) – Meeting Mins Reg. Meeting March 16, 2023.
6. **Resolutions:**
 - **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.
 - **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.
 - **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.
 - **Res#2023-22** of the Joint Land Use Board of the Township of Woolwich Adopting Policies of the JLUB in person meetings.
 - **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.
 - **Res#2022-022A Paulsboro Rd, AP, LLC**-Amending Res. 2022-022 to include side yard bulk variance.
7. **Old Business:**
8. **New Business:**
 - **PB#2023-08** Michael Coles, 103 Coventry Ln, Block 40.04/ Lot 11, Seeking Bulk Variance.
 - **PB#2023-03** Summit Ventures, LLC, Villages II, Sections 1.5 & 1.6, Block 28, Lots 6.01 & 15, Seeking Final Major Subdivision approval.
 - Master plan amendment to repeal the TDR Plan Element and associated elements, and to amend the Township's Master Plan
 - **Resolution #2023-29** Of The Joint Land Use Board Of The Township Of Woolwich Adopting Amendments To The Master Plan.
 - Master Plan consistency review for the following ordinances:
 1. Ordinance 2023-12 amending Chapter 203, Section 39, entitled "5a acre residential district" in accordance with the 2022 master plan reexamination.
 - **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
 2. Ordinance 2023-13 amending Chapter 95, entitled "fees" in accordance with the 2022 master plan reexamination.
 - **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"
 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.
 - **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

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

10. **Discussion Items:**

11. **Correspondence:**

12. **Adjournment:**

**RULES OF CONDUCT
WOOLWICH TOWNSHIP JOINT LAND USE BOARD**

It is the goal of the Woolwich Township Joint Land Use Board ("JLUB") to conduct its meetings in an environment that is respectful to all who appear before the Board, so as to insure that Applicants are given a fair and reasonable opportunity to present their application and members of the public are given a fair and reasonable opportunity to express their opinions, both for and against, said applications.

1. Signs and banners shall be prohibited from the meeting room as being disruptive to the reasonable conduct of the meeting. Signs and banners shall be permitted outside the building in areas so designated by the JLUB or the Woolwich Township Police Department.
2. Horns, megaphones, sound devices or other instrumentality that may produce noise that would disrupt the conduct of the meeting are not permitted in the meeting room.
3. No weapons of any kind are permitted in the meeting room. All individuals entering the meeting room are subject to a search of their person by a metal detection machine or wand. All bags will be subject to search prior to entering the meeting room.
4. All individuals appearing before the JLUB shall be courteous and respectful while in the meeting room and while addressing the JLUB, the Applicant and any of the Applicant's representatives.
 - A. Individuals who are disruptive to the conduct of the meeting shall first be warned by the Chairman that their conduct is disruptive to the conduct of the meeting.
 - B. Individuals who continue, after warning, to disrupt the meeting shall be removed and charged with N.J.S.A. 2C:33-8 "Disrupting Public Meetings and Processions" and/or such other criminal or quasi-criminal offenses that may apply.
5. Members of the public will be given the opportunity to address the JLUB in all matters that require public comment in accordance with the New Jersey Municipal Land Use Law ("MLUL"). Members of the public will be given a reasonable amount of time to question the Applicant and the Applicant's Professionals & Representatives and a maximum of five (5) minutes to provide comment to the JLUB.
6. In accordance with the MLUL, members of the public will be entitled to address the JLUB in the following order:
 - A. Members of the public who are represented by an Attorney. Attorneys are required to provide the JLUB with a list of the names and addresses of the individuals they represent prior to addressing the JLUB.
 - B. Property owners who are located within 200 feet of the Applicant. These property owners would have received notice in the mail from the Applicant.
 - C. Members of the public who reside in or own property in Woolwich Township.
 - D. Members of the public who contend the right to use their property will be affected by any action taken with respect to this application.
 - E. All other individuals seeking to address the JLUB.