

# WOOLWICH TOWNSHIP JOINT LAND USE BOARD

May 18, 2023- Regular Meeting Minutes

The meeting was called to order at 7:06 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 – Present, Joe Maugeri – Present, Joe Morgan – Present, Ken Morris – Present, Bob Rushton – Present.

JLUB Planner R. Hunt, Alaimo Group and E. Simone, Maley Givens and Solicitor M. Aimino.

Next on the agenda was the approval of the minutes.

-March 4, 2023, Mins. Motion by C. Grasso, seconded by B. Rushton. All were in favor. V. Marino & J. Morgan abstain.

## Next Items:

- **Res#2023-29** Of The Joint Land Use Board Of The Township Of Woolwich Regarding Application No. PB# 2023-08 Of Michael Coles Granting Bulk Variances For Property Located At 103 Coventry Lane And Designated As Block 40.01, Lot 11

Motion to adopt, B. Rushton, seconded by J. Fein. Roll call as follows:

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

- **Res#2023-30** Of The Joint Land Use Board Of The Township Of Woolwich Regarding Application No. PB# 2023-03 Of Summit Ventures, LLC Granting Final Major Subdivision Approval For Property Designated As Block 28, Lots 6.01, 15 & 16; Commonly Known As Villages II At Weatherby – Sections 1.5 & 1.6.

Motion to adopt, C. Grasso, 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#2023-09 Concetta S. Thomas Estate Minor Subdivision, Block 45, Lot 4.01, 4.08 & 4.37, 538 Lakeview Dr.

F. Hoerst, attorney for the application explains that the “parent” lot is to be subdivided to add more to the “children’s” lots next door. Then it will be sold. Board asks Kathleen Rhode, executrix for the estate, and John Thomas, the other property owner about the subdivision. These lots are all pre-existing non-conforming. R. Hunt testifies that the increase in property does not impact or increase the non-conforming parts of the properties, as the zoning changes happened many years after these houses were built.

R. Hunt asks that the survey update a few errors and resend in a copy to his office, made as a COA as well as approval from Swedesboro Planning/zoning board since these lots all go over both township property lines.

Chairman asks for a motion to open to the public, J. Fein makes the motion, seconded by B. Rushton. All were in favor.

J. Fein makes a motion to close public with no one in attendance to speak, seconded by J. Morgan. All were in favor.

B. Rushton makes a motion to approve the subdivision, seconded by J. Morgan. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Marino-Yes, Morgan-Yes, Morris-Yes, Rushton-Yes, Lock-Yes, Maugeri-Yes

7:27pm Chairman Maugeri and S. Maccarone Recuse from the committee. Vice Chair Rushton continues the meeting.

E. Simone describes the ordinances and resolutions for the committee.

Ordinance 2023-14 – Reintroduction. This Resolution reviews Ordinance 2023-14 which was reintroduced by the Township Committee on May 15, 2023.

This is reintroduced with previous comments made by Twp and JLUB.

V. Chair Rushton asks for a motion to open to the public. C. Frederick makes the motion, seconded by J. Fein. All were in favor.

C. Trautz from 1 Sunset Ct asks a question not on the agenda and cannot be addressed at this meeting.

V. Marino makes a motion to close public, seconded by C. Frederick. All were in favor.

V. Chair Rushton asks for a motion to recommend and return the above ordinance to committee. C. Grasso makes the motion, seconded by F. Lock. Roll call as follows:

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

**Res#2023-31** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Repeal Of The Transfer Of Development Rights Ordinance And Proposed Changes To Chapter 203 Of The Township Zoning Code.

V. Chair Rushton asks for a motion to adopt above resolution. J. Fein makes the motion, seconded by C. Grasso. Roll call as follows:

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

S. Maccarone returns to the board at 7:35pm. B. Rushton recuses from the board at this time.

M. Aimino makes a statement as to the next agenda item that requires a revote due to a possible conflict of interest. B. Rushton will recuse and a temporary Sub Chairperson is needed.

V. Marino makes a motion to appoint C. Grasso as Temporary Substitute Chairperson, Seconded by J. Fein. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Lock-Yes, Maccarone-Yes. Marino-Yes, Morgan-Yes, Morris-Yes

**Ordinance 2023-15 – Redo.** This Resolution reviews Ordinance 2023-15 (regarding certain rezonings and the zoning map). Although the JLUB already reviewed this ordinance, that review is being redone due to the conflict of interest that was discovered.

E. Simone explains the ordinance and the need for a redo.

Chairperson Grasso asks for a motion to recommend to Twp the ordinance, J. Fein makes the motion, seconded by F. Lock. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Marino-Yes, Morgan-Yes, Morris-Yes, Lock-Yes, Maccarone-Yes.

**Res#2023-27A** 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.

Chairperson Grasso asks for a motion to adopt the res, J. Fein makes the motion, seconded by F. Lock. Roll call as follows:

Grasso-Yes, Frederick -Yes, Fein -Yes, Marino-Yes, Morgan-Yes, Morris-Yes, Lock-Yes, Maccarone-Yes.

With nothing else on the agenda, Chairperson Grasso asks for a motion to Adjourn. V. Marino makes the motion, K. Morris seconded the motion. All were in favor.

The JLUB meeting adjourned at approximately 7:42pm

Respectfully Submitted,

Shannon Kilpatrick

Joint Land Use Secretary **Minutes not verbatim, audio recording on file**