

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

July 6, 2023- Regular Meeting Minutes

The meeting was called to order at 7:07 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, S. Maccarone-Present, Vern Marino – Present, Joe Maugeri – Present, Joe Morgan – Absent, Ken Morris – Absent, Bob Rushton – Present.

JLUB Planner R. Hunt, Robert Mulford JLUB Engineer (in for Steve Nardelli) and Solicitor M. Aimino.

Next Items:

Res#2023-32 Of The Joint Land Use Board Of The Township Of Woolwich Regarding Application No. 2023-09 Of The Estate Of Constance Thomas, A/K/A Constance S. Thomas, Granting Minor Subdivision Approval For Property Designated As Block 45, Lots 4.01, 4.08 & 4.37 Commonly Known As Lakeview Drive And Redrow Avenue. Motion to adopt, C. Grasso makes the motion, seconded by F. Lock. Roll call as follows:
Grasso-Yes, Frederick-Yes, Fein-Yes, Rushton-Yes, Lock-Yes, Marino-Yes, Maugeri-Yes.

Chairman Maugeri Recuses at 7:17pm.

Vice Chair Rushton continues.

Discussion Items:

- Ordinance Of The Township Of Woolwich Amending Ordinance No. 2023-12 Relating To The 5a Five Acre Residential District

Brief discussion on this ordinance.

S. Maccarone made a motion to open to the public, seconded by C. Frederick. All were in favor.

One resident had questions on the topic, J. Schlump, 10 Wilshire Blvd. Questions were answered by A. Jones from R&V.

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

VC Rushton asks for a motion to adopt the ordinance as it stands, V. Marino makes the motion, seconded by C. Frederick.

Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Marino-Yes, Maccarone-Yes, Rushton-Yes.

- **Resolution #2023-33** Resolution Of Review And Recommendations From The Woolwich Township Joint Land Use Board To The Woolwich Township Mayor And Township Committee Regarding Proposed Changes Amending Ordinance No. 2023-12 Relating To The 5a Five Acre Residential District Of The Township Zoning Code.

VC Rushton asks for a motion adopting the resolution for this ordinance, V. Marino makes the motion, seconded by F. Lock. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Marino-Yes, Maccarone-Yes, Rushton-Yes.

7:26 pm Chairman Maugeri returns and continues the meeting.

Next on the agenda:

PB#2023-14 Michael DiBella, 416 Harrisonville Rd., Block 44/Lot 8.02, seeking a Minor Subdivision approval. Applicant is sworn in and testifies that he is looking to subdivide a parcel from his father's property. Deed for preserved property allows for subdivision. Planner R. Hunt agrees and confirms that the size is within ordinance.

Chairman Maugeri asks for a motion on the application, J. Fein makes the motion, seconded by B. Rushton. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Maccarone-Yes, Marino-Yes, Frederick-Yes, Rushton-Yes, Maugeri-Yes.

Next application is for the zoning board, Marino and Frederick recuse from the committee.

PB#2023-11 Carol Stecker, 1040 Township Line Rd., Block 3.39/Lot 1.02, seeking a Use Variance approval. R. MacFeeders, attorney for the applicant, Carol Stecker introduces his client, and G. Linam, the nephew and they are sworn in. Brief overview of the property, its history and intention moving forward to use building as a business in a residential zone. Discussion with Planner and board regarding the the orientation and layout of the parking area, to increase size and safety when entering and exiting on Township Line Rd. Applicant agrees to work with Planner on layout, modify the exit to the roadway and ensure proper lighting as COA.

Chairman asks for a motion to open to the public, B. Rushton makes the motion, seconded by F. Lock. All were in favor. With no one speaking, B. Rushton makes a motion to close to public, seconded by C. Grasso. All were in favor.

Chairman asks for a motion on the application, C. Grasso makes the motion, seconded by B. Rushton. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-No, Lock-Yes, Maccarone-Yes, Rushton-Yes, Maugeri-Yes.

Marino & Frederick return to the committee.

PB#2023-04 Paul Italiano, 900 Oldmans Creek Rd, Block 39/Lot 6.09, seeking a Bulk Variance approval. D. Taylor, attorney for the applicant introduces the applicant and he is sworn in. Brief overview of the request is made for lot coverage and extra exterior buildings will require 2 bulk variances for this application. R. Hunt discusses his review.

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

Chairman asks for a motion on the application, B. Rushton makes the motion, seconded by V. Marino. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes, Marino-Yes, Frederick-Yes, Maugeri-Yes.

Chairman calls for a recess at 8:40pm. The board returns at 8:45pm. Marino & Frederick recuse for the zoning application.

PB#2023-10 Mark Cartella, 2558 Kings Hwy, Block 36/Lot 1.09, seeing Use Variance approval. The applicant is sworn in and explains his request to build a new home on the property, while living in the old one and then will remove the old house. Board asks questions as to how to ensure this will happened. Discussion regarding an performance escrow bond for the removal is discussed and agreed upon by applicant. Timing and bond estimate to be created by Alaimo.

Chairman asks for a motion to open to the public, J. Fein makes the motion, seconded by B. Rushton. All were in favor. With no one speaking, F. Lock makes a motion to close to the public, seconded by B. Rushton. All were in favor.

Chairman asks for a motion on the application, C. Grasso makes the motion, seconded by B. Rushton. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes, Maugeri-Yes.

PB#2023-06 JB Liquors, 50 Center Square Rd, Block 28.02/Lot 11 & 11.02, seeking Preliminary and Final Major Site Plan approval.

D. Taylor attorney for the application introduces his professionals and they are sworn in. T. Bechard, Planner, D. Horner, Traffic Eng. K. Dechen, Arch and Mr. Singh, applicant.

Planner, T. Bechard reviews the Site Plan for the board with explanations as to the phasing of the build out. This will require applicants to return to the board for amended site plan approval when future tenants and layout of their building requirements are determined. D. Horner discusses road access and parking. County requirements are not finalized yet. T. Bechard shows the required storm water basins to all be done in the first phase. Questions regarding the placement Of the future fast-food store and the orientation of the building. Board asks Planner to work with applicant on reversing this building.

Chairman asks for a motion to open to the public, V. Marino makes the motion, seconded by C. Frederick. All were in favor. With no one speaking, B. Rushton makes a motion to close to public, seconded by J. Fein. All were in favor.

Chairman asks for a motion on the application, B. Rushton makes the motion, seconded by J. Fein. Roll call as follows: Grasso-Yes, Fein-Yes, Juliano-Yes, Lock-Yes, Maccarone-Yes, Rushton-Yes, Marino-Yes, Frederick-Yes, Maugeri-Yes.

With nothing else on the agenda, Chairman Maugeri asks for a motion to Adjourn. J. Juliano makes the motion, V. Marino seconded the motion. All were in favor.

The JLUUB meeting adjourned at approximately 11:01pm

Respectfully Submitted,

Shannon Kilpatrick

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