

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

February 1, 2024- Regular Meeting Minutes

The meeting was called to order at 7:00 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:

Grasso - Present, Healey – Present, Juliano – Present, Kauffman-Present, Matthias-Present, Maugeri - Present , Moorer-Present, Morgan –Present, Morris – Present, Nocentino-Present, Rushton – Present, Trautz-Present.

JLUB professional Ashton Jones, Planner and Solicitor Mike Aimino.

Minutes sent via email: Reorg Meeting 1/4/24-Grasso makes the motion to approve, Juliano seconds. All were in favor. No abstentions.

Regular Meeting 1/4/24-Juliano makes the motion to approve, Morgan seconds. All were in favor. No abstentions.

Next Items:

Discussion Items #1:

- Summit Ventures, Four Seasons, Phase 3, Sections 3, 4 & 5, PB#2021-32- Separate Bonding Discussion
Solicitor for applicant, Bob Baronowski introduces himself and James Miller, Planner for this project. The request is to have the JLUB approve separate bonding when an application approves multiple sections at a time. Discussion on how to word that approval for future application. This approval would only pertain to this application.

Chairman asks for a motion to allow separate bonding and to seek permission on future applications at the time of appearance before the JLUB. Grasso makes the motion, seconded by Rushton. Roll call as follows:

Grasso - Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Yes, Rushton – Yes, Maugeri – Yes.

Resolution:

- #2024-13 of the Joint Land Use Board of the Township of Woolwich regarding application No. JLUB-2021-032 of Summit Ventures, LLC amending the resolution approving Final Major Subdivision approval for property designated as block 2, lot 8; commonly known as Four Seasons at Weatherby – Phase 3, Sections 3, 4 & 5.

Chairman asks for a motion to adopt, Rushton makes the motion, Grasso seconds. Roll call as follows:

Grasso - Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Yes, Rushton – Yes, Maugeri – Yes.

Discussion Item #2

- Findings and Conclusions of the Zoning Board of Adjustment Report.

Chairman explains to the board what the report is about and what to look for. General discussion follows.

With no more questions, he asks for a motion to Accept the Zoning report. Juliano makes the motion, seconded by Morgan.

Roll call as follows:

Grasso - Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Abstains, Rushton – Yes, Maugeri – Yes.

- **Resolution PB#2024-14** of The Woolwich Township Land Use Board Adopting Pursuant to N.J.S.A 40:55D-70.1. The Annual Report Regarding Variances to The Township Mayor and Committee.

Chairman asks for a motion to adopt res 2024-14. Grasso makes the motion, Rushton seconds. Roll call as follow:

Grasso - Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Morris – Yes, Moorer-Yes, Nocentino-Abstains, Rushton – Yes, Maugeri – Yes.

With nothing else on the agenda, Chairman Maugeri asks for a motion to Adjourn. Nocentino makes the motion, Rushton seconded the motion. All were in favor.

The JLUB meeting adjourned at approximately 7:30 pm

Respectfully Submitted,

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