

WOOLWICH TOWNSHIP JOINT LAND USE BOARD

April 18, 2024- Regular Meeting Minutes

The meeting was called to order at 7:01 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- Absent, Morgan –Present, Morris – Absent, Nocentino-Present, Rushton – Present, Trautz-Present.

JLUB professionals Ashton Jones, Planner and Solicitor Mike Aimino.

Minutes sent via email: Reg Meeting -3/7/24-Grasso makes the motion to approve, Juliano seconds. All were in favor.
Abstentions: Rushton.

Old Business:

- **PB#2023-14** Michael DiBella, 416 Harrisonville Rd., Block 44/Lot 8.02. Letter to JLUB asking for an extension of approval.

Mr. Sam DiBella is sworn in, testifying that due to the delay at the county for their approval, his approval window has expired in order to get the deed transferred. No objection from the Planner.

Chairman asks for a motion on this request. Grasso makes the motion to approve the extension. Rushton seconds.

Roll call as follows:

Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Nocentino-Yes, Rushton-Yes, Kauffman-Yes, Healey-Yes, Maugeri – Yes.

- **Res#2024-21** Of the Joint Land Use Board of The Township of Woolwich Granting an Extension of A Minor Subdivision Approval to Samuel DiBella, For Property Designated As Block 44, Lot 8.02 Commonly Known As 416 Harrisonville Road.

Chairman asks for a motion on Res 2024-21, Rushton makes the motion, seconded by Juliano. Roll call as follows:

Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Nocentino-Yes, Rushton-Yes, Kauffman-Yes, Healey-Yes, Maugeri – Yes

New Business

- **PB#2023-23** Zac Adams 163 Swedesboro Ave, B19/L2.04 seeking a bulk variance.

Zac Adams is sworn in. The request is for a C1 hardship variance for a pre existing non conforming lot needing a variance for lot size coverage. Code allows two buildings equaling the same coverage but not one. Discussion confirming lot size as survey and county records different. Applicant testifies to lot size as 3.18 acres. Accessory building for garage, no business use.

Chairman asks for a motion to open to the public, Rushton makes the motion, seconded by Juliano. All were in favor. With no one from the public in attendance, Rushton makes the motion to close to the public, seconded by Grasso. All were in favor.

Chairman asks for a motion on the application. Grasso makes the motion, seconded by Rushton. Roll call as follows:
Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Nocentino-Yes, Rushton-Yes, Kauffman-Yes, Healey-Yes, Maugeri – Yes

- Review and recommend Ordinance 2024-07 changes to the site plan ordinance for Parapet wall.
Brief explanation on the ordinance to be added to the JLUB checklist as well.

Chairman asks for a motion on the recommendation of the ordinance, noting it is not inconsistent with the MP, Rushton makes the motion, seconded by Juliano. Roll call as follows:

Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Nocentino-Yes, Rushton-Yes, Kauffman-Yes, Healey-Yes, Maugeri – Yes

Res. 2024-22 to memorialize this action. Chairman asks for a motion, Rushton makes the motion, seconded by Grasso, roll call as follows:

Grasso-Yes, Juliano – Yes, Matthias-Yes, Morgan-Yes, Nocentino-Yes, Rushton-Yes, Kauffman-Yes, Healey-Yes, Maugeri – Yes

With nothing else on the agenda, Chairman asks for a motion to adjourn. Grasso makes the motion, seconded by Rushton. All were in favor.

The JLUB meeting adjourned at approximately 7:38pm.

Respectfully Submitted,

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