

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
REGULAR MEETING
OCTOBER 20, 2014**

The meeting was called to order at 7:02 p.m. by Mayor Samuel Maccarone Jr. with the following statement:

The October 20, 2014 meeting of the Woolwich Township committee is being called to order. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

Roll Call: Armano: PRESENT Cavallaro: PRESENT Fein: PRESENT
Elefante: PRESENT Maccarone: PRESENT

Also noted as present on the dais were Solicitor Mark Shoemaker, Director of Community Development Matt Blake and Administrator/Clerk Jane DiBella.

Those present saluted the American Flag.

Motion was made by Deputy Mayor Elefante and seconded by Committeeman Fein to open the meeting to the public. All were in favor.

Mr. Joseph Musumeci of 339 Paulsboro Road approached the Committee regarding resolution **R-2014-206 Resolution Adopting Bylaws of the Woolwich Township TDR Bank Board** as slated on the agenda for consideration by the Committee.

He noted that he obtained a copy of the resolution and Bylaws and feels that Bank Board should include membership of someone who knows land value.

Mr. Shoemaker replied that the Township has a consultant who is a specialist in TDR and values.

Mr. Musumeci also questioned Article 3.7 that states that members (or their designee's) can cast votes. He asked if that means that members can designate someone to sit on the board for them.

Mr. Shoemaker replied that it is not how it is currently set up, but by proxy, yes.

Mr. Musumeci reiterated that again, that these would be people not appointed by elected officials, but yet are tasked with determining the value of land.

Mr. Musumeci then noted that Article 5.1 allows the bank board membership to amend its Bylaws. He said that the Governing Body should have oversight of the Board and asked if there would be an elected official to act as liaison to the Board. He further asked if the Governing Body would have the authority to ratify or deny any action by the Board.

Based upon his concerns noted, he asked that the Committee reconsider the entire document.

Mayor Maccarone turned discussion over to the Solicitor based upon his conflict with TDR discussion.

Mr. Shoemaker replied that the TDR specialist will act as consult to the Board. He added that the appointee's all have qualifications within Township positions, with the Director of Community Development having land use experience, the CFO in finance and that all are people who answer to the Township Committee.

Mr. Blake added that currently Mr. Musumeci's property is not in the sending area.

Mr. Musumeci again stated that he feels it unfair to have people not elected making these decisions.

Mr. Blake advised that the Board would always consult its professionals. He added that under State Statute, Bank Board's have rigorous guidelines to following in deciding certain factors.

Mr. Shoemaker noted that like anything on the open market, land would be worth what someone is willing to pay. He added that irrespective of who is appointed to the Board, they may set one value, but could get five times that number. The Solicitor noted the need to create the mechanism for selling credits to spur the TDR Program.

Mr. Blake advised that the Township is still putting the legal apparatus in place, and that officials are meeting the following day with the State TDR Bank Board. He added that should the township decide to purchase credits that process would not take place until all affected landowners are properly notified and advice of the process being undertaken. It is the goal of the Township to have the full engagement and understanding of credit holders throughout the process.

Mr. Blake further explained that conventional preservation has taken place on most all parcels with approved subdivisions, and that unless the Township can figure out how to get equity for the remaining parcels, the local bank must be created to advance the township's goals towards open space and farmland preservation.

Mr. Musumeci said that he would like to see more oversight by elected officials.

Committeewoman Cavallaro inquired as to whether alternate members could be put in place as opposed to member discretion designees.

Solicitor Shoemaker replied that anything is possible, but added that the drafter of the Bylaws has vast knowledge of the TDR Act.

Mr. Blake agreed that it may be a good idea to add a Committee liaison position as a non-voting member of the Board. Mr. Musumeci responded that he would feel better if that were added.

Committeeman Fein noted that non-elected county officials have oversight in conventional preservation land values.

Committeewoman Cavallaro said that she would agree to put the protections in place within the Bylaws moving forward.

Deputy Mayor Elefante noted that the all did a great job in working together to draft the Bylaws.

The Solicitor noted that the TDR bank has been adopted by Ordinance of the Township Committee subject to introduction, public hearing and adoption, and the Bank Board resolution states what already exists. He suggested that the motion could be accompanied by designation of a specific liaison for oversight and communication to the remaining Committee as to the Board's actions.

Committeeman Armano asked if the alternate issue should also be addressed. Mr. Shoemaker replied that he does not know what the downside would be and that the Bylaws were drafted and recommended by the TDR expert.

Mr. Blake assured Mr. Musumeci that he envisions the Board as all Township employees who have vast familiarity with the program and oversight by the Township Committee as a whole.

With no further public comment. Motion was made by Deputy Mayor Elefante and seconded by Committeeman Armano to close the public portion. All were in favor.

Motion was made by Deputy Mayor Elefante and seconded by Committeeman Armano to accept the following reports as submitted for the month of September:

Tax Collector: \$6,937,055.43/August \$339,247.83/September
Municipal Court: \$17,942.96/Woolwich \$78.00/Swedeseboro
Police: Monthly Activity/August and September
Park Director: Monthly Activity
All were in favor

Mayor Maccarone read the following Ordinance by title only upon second reading:

2014-14 An Ordinance of the Township of Woolwich Amending Chapter 182-6 of the Woolwich Township Code Entitled "Vehicles and Traffic" to Amend Certain Speed Limits

Open Public Hearing: Armano Second: Fein All in favor

No comment

Close Public Hearing: Fein Second: Cavallaro All in favor

Motion to adopt: Fein Second: Armano

Roll Call: Armano: YES, Cavallaro: YES, Fein: YES, Elefante: YES, Maccarone: YES

Mayor Maccarone read the following resolutions by title only for the Committee consideration:

R-2014-206 Resolution Adopting Bylaws of the Woolwich Township TDR Bank Board

Motion was made by Deputy Mayor Elefante to approve resolution R-2014-206 adding on that there be appointed a Committee liaison to the board as a non-voting member. Committeeman Armano seconded. All were in favor. Maccarone abstained.

R-2014-213 Resolution Authorizing Placement of Municipal Liens on Various Properties

Motion: Fein Second: Elefante All in favor

R-2014-214 Resolution Authorizing Issuance of a Street Opening Permit/74 Licciardello Drive

Motion: Fein Second: Armano All in favor

R-2014-215 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Accepting the Best Practices Inventory Report for CY 2014

Motion: Elefante Second: Fein All in favor

R-2014-216 Resolution of the Township of Woolwich Authorizing Renewal of a Shared Service Agreement Between the Township of Woolwich and the Kingsway Regional High School District for the 2014 Collection and Disposal of Solid Waste

Motion: Fein Second: Cavallaro Committeeman Fein noted that this is a great example of shared service since the district is a line item for our tax payers. All in favor

R-2014-217 Resolution of the Township Committee of the Township of Woolwich Accepting the Recommendation of the Woolwich Township Joint Land Use Board Towards Declaring Specific Areas of the Township's Growth Center in Need of Redevelopment

Motion: Fein Second: Elefante Committeeman Fein noted his appreciation for the support of the Joint Land Use Board. He further reiterated that the redevelopment plan excludes the right of eminent domain. All were in favor.

The Administrator presented her report as self explanatory and discussed the recent sale of solar SRECS. There were no questions from the Committee.

Brief discussion was held regarding the Strategic Planning Meeting and lack of public attendance. Discussed ways to better communicate with the residents.

Mr. Blake presented his report noting the basin retrofit project and with the assistance of South Jersey Land and Water Trust and the Meadowlark HOA and Kingsway Environmental Club, over 2030 trees and shrubs were planted to convert the basin into wildlife habitat. This was accomplished with over \$10,000 in grant funds and the developer tree escrow fund.

Township Officials will be meeting with the State TDR Bank Board to discuss funding the township's program the ensuing day in Trenton.

Mr. Blake noted the award of a \$100,000 grant from DVRPC to undertake the Township's Master Plan reexamination. He advised the Committee that they should be considering who will sit as members of the steering committee.

The Engineer's monthly report was reviewed and questions were directed to Mrs. DiBella. There were no questions.

Mayor Maccarone requested the following liaison reports:

- Committeeman Armano:** Streets/Roads; Noted that Mayor's letter to the county regarding Mill Road went unanswered. Thanks to Mrs. DiBella for keeping o top of the Mill Bridge issue as well as working towards the lowering of certain speed limits. Library System; No report. Ordinance Review; No report.
- Committeewoman Cavallaro:** Buildings and Grounds; Environmental Commission; No report. S/W School District: Harvest Festival fundraiser will be held the upcoming weekend. Great feedback from the Strategic Planning Meeting. School District is looking to do same.
- Committeeman Fein:** JLUB; Two meetings were held, one for vetting out the redevelopment designation and the other granting variance to Ample Storage. Shade

Tree Commission: Thank you to Mr. Blake for his work in coordinating the basin planting on behalf of the Shade Tree Commission. Sees this as the first of many upcoming environmental projects. Also looking forward to the upcoming landscaping project at Kingsway High School as an investment in the community.

Deputy Mayor Elefante:

Finance; 2015 budget requests have been distributed to departments. Construction and Zoning Code Enforcement; Meeting was held and at which time the sign ordinance revisions, rental registrations, property maintenance issues. 51 new housing permits issued, 678 construction permits issued and 269 zoning permits through the end of September. Department has been very successful in addressing dilapidated structures at no cost to taxpayers. Municipal Court; end of month 4709 tickets process exceeding total 2013 cases. Shared court will not go as previously discussed. Plans for collection program for cases one year and older are underway for institution as of January 1. Trash/Recycling; No report. Business Development Advisory Committee; Tax program will be explored I 2015. New website ChooseWoolwich.com is up and running. The Committee did a tremendous job on it. Shop Local week will be Nov. 29th through December 6th.

Mayor Maccarone:

Police, Fire and EMS; Ticket writing up all around. Great job by the PD. Ag/Open Space; Simone Collins presented draft OSRP Plan. Great turnout and feedback. KRHS School District; No Report. Parks and Recreation: Fire Company and P& R Christmas Parade being planned for December 6th tree lighting. Swedesboro Woolwich Day was a great event.

Motion was made by Deputy Mayor Elefante and seconded by Committeeman Fein to approve resolution **R-2014-218 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:52 p.m. for the purpose of discussing the following:

Contractual Negotiation Matters: Sewer

Contractual Matters: Potential Acquisition of Land

The regular meeting reconvened at 9:25 p.m. It was noted that Committeewoman Cavallaro left the meeting.

There was no old business.

The Committee reviewed and discussed the proposal from GEI for further environmental studies of the Logan BROS Superfund site. Motion was made by Committeeman Fein and seconded by Committeeman Armano to approve the proposal. All were in favor.

Motion was made by Committeeman Fein to authorize the solicitor to engage in negotiations regarding acquisition of land as discussed in closed session. Committeeman Armano seconded. All were in favor.

Motion was made by Committeeman Fein and seconded by Committeeman Armano to authorize the Dep. Mayor and Administrator to negotiate with the State SADC and TDR Bank Board as discussed in closed session. All were in favor.

Motion was made by Committeeman Fein and seconded by Committeeman Armano to approve the minutes of September 15, 2014. All were in favor.

The minutes of October 6th were held for approval since there was no quorum for vote.

Motion was made by Committeeman Fein and seconded by Committeeman Armano to approve the bills and purchase orders as presented by the finance office pending the Mayors final review. All were in favor.

With no further business, motion was made by Committeeman Armano and seconded by Committeeman Fein to adjourn the meeting. All in favor.

The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file