

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
WORK SESSION MEETING
NOVEMBER 4, 2013**

The meeting was called to order at 5:03 p.m. by Mayor Sam Maccarone Jr., with the following statement:

The November 4, 2013 work session 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 Descano: PRESENT Fein: PRESENT
Elefante: PRESENT Maccarone: PRESENT

Also present on the dais were Solicitor Mark Shoemaker and Administrator/Clerk Jane DiBella.

Those present saluted the American Flag.

Motion was made by Committeeman Armano and seconded by Committeeman Fein to open the meeting to public comment. All were in favor.

Joe Musumeci of 339 Paulsboro Road questioned the time frame of proposed TDR changes to be made subsequent to the adoption of resolution R-2013-261 and pending approval by the Department of Planning Advocacy.

Mayor Maccarone deferred to the Solicitor as he is conflicted in discussing the TDR Plan.

Mr. Shoemaker said that it is anyone's guess as to the how long it will take the state to complete their review.

Mr. Musumeci asked what the next steps will be to make the proposed changes through a Master Plan Review, and whether it would be completed in 2014.

Committeeman Descano replied that 2014 is the target for undertaking the Master Plan review, and that the Master Plan process will be very similar to the task force assigned to complete the TDR 5 Year review.

Mr. Musumeci asked if there are any provisions that would allow a one-time amendment to the Master Plan, stating that he has been waiting patiently for zoning changes for a number of years to allow him to enter into the farmland preservation program.

Mr. Shoemaker informed Mr. Musumeci that the completed report is just that, and that all changes to current zoning or TDR parcels will be made through the re-examination process. He also stated that particularly with the TDR process, receiving parcels and sending parcels act as pieces of a puzzle, and must be close in acreage. He stated that the Township will seek the assistance of the public and welcomed Mr. Musumeci's involvement.

Mr. Musumeci then discussed a small portion of his land that was added into the Nike Base parcel.

With no further comment, motion was made by Committeeman Descano, seconded by Committeeman Fein and unanimously approved.

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

2013-09 An Ordinance of the Township of Woolwich Joining the Gloucester County Energy Aggregation Program Pursuant to NJSA 48:3-93.1 Et. Seq.

Open public hearing: Fein Second: Armano All in favor

No public comment

Close public hearing: Fein Second: Descano All in favor

Motion to adopt: Elefante Second: Armano

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

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

R-2013-261 Resolution of the Woolwich Township Committee to Accept the Recommendation of the Woolwich Township Joint Land Use Board to Endorse the Transfer of Development Rights 5-Year Review Report and to Recommend Submission of Same to the State of New Jersey Department of Planning Advocacy

Motion: Descano Second: Elefante All in favor Maccarone: Abstain

R-2013-262 Resolution Authorizing Veteran Deduction Motion: Descano Second: Fein All in favor

R-2013-263 Resolution Authorizing Disposal of Certain Township Owned Equipment and Personal Property from the Fixed Asset List of the Township of Woolwich

Motion: Armano Second: Fein All in favor

The Administrator's report was presented with the following highlights:

- Building Evacuation Plan and Drill log included in packet.
- Attended court session on escrow matter. Defendant did not show. Solicitor is preparing default paperwork.
- Will meet with the Mayor and Kingsway Administration on November 7th to discuss shared services for HVAC Maintenance.
- Columbia Gas Line has chosen Oldmans Creek Road Route and will dissect Harker School property.
- Need to accept COAH Spending Plan Amendment
- TDR 5 Year Review Hearing re-cap was provided. Professionals and Officials did a nice job.
- Noted upcoming events.

The Director of Community development was not present, therefore the Committee dispensed with his report.

Motion was made by Committeeman Fein and seconded by Committeeman Armano to approve resolution **R-2013-264 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 5:14 p.m. for the purpose of discussing the following:
Potential Litigation: Rental Registrations
Contractual Matters: Professional Services-Mill Road

The regular meeting reconvened at 5:34 p.m.

Discussion ensued regarding the COAH Trust Fund and Spending Plan Amendment. The Administrator/Clerk recapped discussions that have taken place with the COAH Professionals, and suggested the Committee review the draft Spending Plan and approve at the next meeting for submission to COAH.

Under old business, Mr. Shoemaker advised of issues involved with a property line discrepancy that has held up the public works storage building project. Due to the construction timing delay, the contractor has requested a change order increase. Mr. Shoemaker consulted with the Local Finance Board and was told that they are only concerned with increases over 20%. The Administrator asked for and was provided with a detailed cost increase listing which totaled 13% over the original bid. Upon further communication with the contractor, he has agreed to deduct \$4,175.00 from that increase. Mr. Shoemaker further noted that the Local Public Contracts Law allows for change orders when unforeseen circumstances occur. He added that this certainly seems to be one of those circumstances, and feels comfortable in allow the change order.

Motion was then made by Committeeman Armano and seconded by Committeeman Descano to approve resolution **R-2013-258 Resolution of the Township of Woolwich Authorizing Change Order on Contract with Straga Brothers for Public Works Storage Building** (Tabled 10-21-13) for a total of \$247,887.00. All were in favor.

Under new business, motion by made by Committeeman Fein to authorize the Solicitor to negotiate as discussed in closed session in regards to rental reg. Committeeman Descano seconded. All were in favor.

Deputy Mayor Elefante noted that a finance report was provided to the Committee and asked them to read and review. He further noted that there was a re-cap included on the health care renewals.

Motion was made by committeeman Fein and seconded by Deputy Mayor Elefante to approve the bills and purchase orders as submitted by the finance officer pending the Mayor's final review. All were in favor.

With no further business, motion was made by Committeeman Armano, seconded by Committeeman Fein and unanimously approved to adjourn the meeting.

The meeting adjourned at 5:39 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim. Audio recording on file