

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
REGULAR MEETING
April 18, 2016**

The meeting was called to order by Mayor Alan Schwager at 7:01 p.m. with the following statement:

The April 18, 2016 regular 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: Carleton: PRESENT Cavallaro: *PRESENT Schlump: PRESENT
Rizzi: PRESENT Rizzi: PRESENT

*Committeewoman Cavallaro left the dais at 7:17 p.m. and returned to the dais at 7:27 p.m.

Also 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 Committeeman Carleton and seconded by Committeeman Schlump to open the meeting to public comment. All were in favor.

Christopher Reese of 128 Devonshire Drive noted the undesirable conditions of a vacated home at 126 Devonshire over the past two years and asked what the process is for properties such as this.

Mayor Schwager responded that while he can sympathize, the Township has no control over the banks. He advised that just this year through a County Cooperative, the township entered into an agreement with Community Champions as an enforcement tool with mortgage companies to log, safeguard and maintain these types of properties. It was suggested that Mr. Reese reach out to Mark Fruits, Zoning Officer who works in conjunction with Community Champions.

Mr. Reese also noted that having electricity turned off in these properties is another concern as sump pumps do not work and basements get soggy. He thanked the Committee for their input.

Mr. Ben Komadina of 21 Olympia Court approached the Committee asking to revisit the topic of long term lease of township owned lands for soccer which would enable the association to apply for grants towards development of club fields. He noted that the association has the most participants and the highest percentage of in-town players. He further described that U.S. Soccer has changed regulations which will impact the field dimensions. He added that they are hoping to be able to enter into a lease agreement with the Township which will enable them to move forward with the grant process.

Mayor Schwager asked what the grant dollar amounts are. Mr. Komadina replied that some teams have received up to \$100,000.

Deputy Mayor Rizzi asked if the town or league would be the grant recipient and was told the grants are awarded to the league.

Mayor Schwager asked if the fields would be exclusive to the soccer association and was told that they would be.

Deputy Mayor Rizzi questioned the number of children in the association. Mr. Komadina informed him that there are around 800 in the fall and 650 in the spring.

Mr. Blake added that this idea was discussed with the association three years ago, and potential sites were vetted through the Open Space Plan process.

Hearing no more public comment, motion was made by Deputy Mayor Rizzi and seconded by Committeeman Carleton to close the public portion. All were in favor.

Motion was made by Committeeman Schlump and seconded by Committeeman Carleton to approve the following reports as submitted for the month of March:

Tax Collector:	\$387,266.37remitted
Municipal Court:	\$12,426.13/Woolwich \$93.00/Swedeseboro
Police:	Monthly Activity
Park Director:	Monthly Activity
Woolwich Fire Company	Monthly Report

All were in favor

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

2016-06 Ordinance of the Township of Woolwich Amending the Personnel Policies and Procedures Manual of the Township of Woolwich

Open public hearing: Carleton Second: Schlump All in favor
No public comment
Close public portion: Rizzi Second: Schlump All in favor
Motion to adopt: Rizzi Second: Schlump

Roll Call: Carleton: YES, Schlump: YES, Rizzi: YES, Schwager: YES

Mayor Schwager read the following Resolutions by title only for the Committee's consideration:

R-2016-104 2016 Municipal Budget Introduction Resolution Motion: Rizzi Second: Schlump
All in favor

R-2016-105 Resolution Authorizing Change Order on 2015 Road Improvement Project-Park Paving

Motion: Rizzi Second: Carleton
Solicitor Shoemaker advised of the necessity to adopt this change order and that since the change order is under 20% over total contract it is cost effective to authorize. All were in favor.

R-2016-106 Resolution of the Township of Woolwich Authorizing Agreement with Econsult Individually Motion: Schlump Second: Carleton All in favor

R-2016-107 Resolution of the Township of Woolwich Approving Entering Into a Local Municipal Group Agreement-Econsult Motion: Carleton Second: Schlump All in favor

R-2016-108 Resolution Rescinding Resolution R-2016-100 and Authorizing the Hiring of Summer Help Within the Woolwich Township Department of Public Works

Motion: Schlump Second: Carleton All in favor

R-2016-109 Resolution of the Township of Woolwich Rejecting Bids-Decontamination/Demolition Project Motion: Rizzi Second: Carleton

Committeeman Schlump questioned moving forward. Committeeman Rizzi responded that GEI is working on a different scope and the project will be re-bid with the revised scope. All were in favor.

The Administrator presented her report as self explanatory. Mayor Schwager expounded on the drainage issue at Woodstown and Russell Mill Roads subsequent to an onsite meeting. He added that Gloucester County has some responsibility but has failed in addressing the problem. The Township engineer is going to re-do their original bid and place a second line item for the township and/or county. Piping will be placed at the railroad in the event the township wants future tie in.

The Director of Community Development held his report until new business.

Motion was made by Committeeman Schlump and seconded by Committeeman Carleton to accept the Engineer's monthly report. All were in favor.

The following liaison reports were offered:

Committeewoman Cavallaro: S/W School District; In budgeting process. Four teachers have been let go due to constraints. Enrollment holds steady. Instituting "Stop on Red" campaign. Over 600 people attended a recent drama club performance. Trash/Recycling: Vegetation collection is up.

Committeeman Carleton: Municipal Court; Discussed court numbers for the month of March. Congratulations to Angela Kalnas for receiving her municipal court administrator certification. KRHS; Attended past board meetings. Nothing of substance to report. BDAC; Meeting was held on 3-23 at which time Sue O'Donnell was selected as Chair and Dan Battisti was selected As Vice Chair. Will continue to discuss tax reduction program for shop local, business outreach, And social media. Christmas Parade: Held first meeting. Will need volunteers for planning process. Aside from his regular report, Committeeman Carleton advised that he attended County Incident Command Training. He stated that a lot of interesting material was covered.

Committeeman Schlump: Streets/Roads; Buildings and Grounds; P/W continue to attend safety training. Purchased grate lifter with JIF safety funds. Need to hire three more summer employees. Conducted street sweeper demo. Made repairs to basin and have cleared some roadside vegetation. Continue to weed and mulch and cut open space areas. Park fields look good and park paving project was a success. Need to address parking in front of new P/W building. Shade Tree Commission; No meetings held. Environmental Commission; Enjoyed presentation by Matt Blake. The Borough is interested in looking into hiring a position similar to that of our DOCD. 45 of 48 garden plots have been filled. Nike site tours have concluded. Need to address removal of drums on site. Discussion ensued. Green Team: Will reconvene soon.

Deputy Mayor Rizzi: JLUB; Met in March-approved minor subdivision of land at Locke Avenue Park. Granted approval for ACE substation on High Street. Center for Family Service was granted extension of minor subdivision approval. Finance; Acknowledged the CFO to present budget brief. Noted a \$335,000 increase representing 1 cent. Great year due to excellent collection rate on the part of the Tax Collector. The Deputy Mayor acknowledged the services of collector Kim Jaworski. Open Space/Ag; No meetings were held. Parks and Recreation; Two events were held in March. Health and Wellness Fair

scheduled for April 23rd at KRHS. Spring Fling scheduled for April 30th. Fire/EMS: 29 fire calls in March, 115 to date. Numbers holding strong at 65-35 between Swedesboro and Woolwich.

Mayor Schwager: Police; Will be starting up a community bike force. Officers are currently in training. Reassignments have been made within the department. TDR Task Force; Diligently working to finalized paperwork in order to close on auction properties. Construction and Zoning Code: Held code meeting. Presented permits numbers. Will be revising the tree ordinance.

Under old business, Committeeman Schlump discussed the park bathroom facility noting the high cost of installation and questioned why we would buy something that we could not install. Mayor Schwager and Deputy Mayor Rizzi replied that the specs may be more costly than anticipated and may be revised to make it more cost effective. The Code official and CFO are speaking with a contractor to see if costs can be lowered.

Committeewoman Cavallaro stated that she is excited about the police bike patrol and asked how it will be deployed. Mayor Schwager responded that details are still being developed.

Under new business, the potential acquisition of Block 2, Lot 18 and Block 2, Lot 23 was discussed.

Matt Blake advised that in 2013 the township had deliberated on and agreed to purchase these properties as well as a property on Oldmans Creek Road. A snag in the process was reached when it was determined that TDR credits on the properties would have to be valued. The acquisition of these properties was vetted by the Open Space Committee and then governing body.

Based on the TDR plan, it was determined that the Township could not acquire the lands until it had a better grasp on TDR credit value. Since the Township has now determined that value through the reversed auction process, Mr. Blake asked that the Committee consider acquisition at this time for a bargain. He noted that if residual value is \$5,000/acre, the total price would be \$401,000. Adding that the county had shown interest in a 50-50 cost share, and with remaining Green Acre funding, we could obtain for around \$200,000. He added that if the soccer association is successful in its grant application, we could enter into a lease for the land and have fields built on someone else's dime.

Committeeman Schlump said he liked what he is hearing and that it's a prime location, but the downside is that the land is far from the park system where maintenance equipment is housed.

Committeewoman Cavallaro said that she is not familiar with the property but asked if the woodland was useable and if there is a dock for fishing. Deputy Mayor Rizzi stated that the creek is pretty far back on the property. Mr. Blake added that there could be a footpath and environmental conservation area.

Mayor Schwager noted that the Township currently owns around 400 acres of land, some of which is wetlands. He acknowledged that purchase may be a good deal, but worries about the potential cost of cleanup. He added that the Township is spending money for trails to get people to High Hill and Locke Avenue Park, and thinks it makes more sense to put money into park improvements.

Further discussion ensued among the Committee about potential environmental cleanup liabilities.

Committeeman Schlump noted that the township has already told the landowner they would buy the property and that he has been patiently waiting. He asked if it would be the right thing to do if the township walked away, realizing that it was a decision made by another administration.

Mayor Schwager acknowledged that but said that he to base his decision on what he feels is right for the township.

Committeeman Carleton asked if there is any way to get state or county cost share to maintain the land, to which Mr. Blake responded no. Committeeman Carleton then asked Mr. Blake if there is anything specific or unique about the property that would make the township want to own the land above what it already owns. Mr. Blake replied that it is unique and historic and located across from Logan Township park. He added that it is perfect for both passive and active recreation. Mr. Blake added that any agreement of sale would allow the township to walk away if environmental concerns are brought to light.

Mayor Schwager stated that he would be more comfortable if a Phase 1 was conducted.

Committeeman Schlump asked if the township could make the landowner aware that he would be responsible for any cleanup? Solicitor Shoemaker replied that there are regulatory rules regarding potential environmental concerns.

Mayor Schwager advised the Committee that they could act or wait until the next meeting to think about it. Committeeman Carleton said he would like more time to think about it. The item was then tabled until the next meeting.

Motion was made by Deputy Mayor Rizzi and seconded by Committeeman Carleton to approve the minutes of the following meetings:

March 21, 2016 Regular Meeting and Closed Session

April 4, 2016 Work Session and Closed Session

All were in favor. Committeewoman Cavallaro abstained.

Motion was made by Committeeman Schlump and seconded by Committeeman Carleton to approve the bills and purchase orders as submitted by the finance officer pending the Mayors final review. All were in favor.

With no further business, motion was made by Deputy Mayor Rizzi and seconded by Committeeman Carleton to adjourn the meeting. All were in favor.

The meeting adjourned at 8:36 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes no verbatim
Audio recording on file