

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
REGULAR MEETING
AUGUST 15, 2016**

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

The August 15, 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 Lavender: PRESENT Schlump: PRESENT
Rizzi: PRESENT Schwager: PRESENT

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

Harold Gittelman of 107 Saratoga Lane approached the Committee regarding a neighboring abandoned property located at 104 Yorktown. He noted that the condition of the property was reported to the Zoning Officer and that the lawn was cut, but he would like to see the property in better shape than it is. He stated that there are weeds growing up around the property and that the front door has plywood and a padlock over it. He stated that the condition of the property is affecting the neighborhood and property values. He further advised that he was told by the Zoning Officer that the township is trying to determine ownership, and asked the Township to do something to rectify the property.

Mayor Schwager informed Mr. Gittelman of the Township's relationship with Community Champions and their efforts to log and monitor vacant properties through a shared service agreement with Gloucester County. He advised that there are currently 198 Woolwich properties in various stages of foreclosure.

Mr. Gittelman asked if the Township could look into the legality of doing maintenance on the property.

Mr. Shoemaker replied that the Township does not have the authority to go onto private property unless there are unsafe conditions.

Mr. Gittelman asked if the neighborhood could do anything and was told that the Committee cannot give that authorization.

Mr. Blake advised Mr. Gittelman that the issue will be discussed at an upcoming Code meeting.

Hearing no further public comment, the public portion closed upon a motion by Deputy Mayor Rizzi, seconded by Committeeman Carleton and unanimously passed.

The following reports were approved for the month of July upon a motion by Deputy Mayor Rizzi, seconded by Committeeman Carleton and unanimously passed:

Tax Collector:	\$3,262,366.90 remitted
Municipal Court:	\$11,224.22/Woolwich \$33.65/Swedesboro
Police:	Monthly Activity
Park Director:	Monthly Activity
Woolwich Fire Company	Monthly Report

Mayor Schwager read the following Ordinances by title only:

2016-09 Bond Ordinance Providing for the Acquisition of Transfer Development Rights in the Township of Woolwich; By and In the County of Gloucester, State of New Jersey; Appropriating \$2,100,000 Therefor and Authorizing the Issuance of \$2,000,000 Bonds or Notes of the Township to Finance Part of the Cost First Reading/Introduction

Motion to Introduce: Carleton Second: Schlump

Roll Call” Carleton: YES, Lavender: YES, Schlump: YES, Rizzi: ABSTAIN, Schwager: YES

2016-12 An Ordinance Amending Chapter 177 of the Code of the Township of Woolwich Entitled “Trees” First Reading/Introduction (Previously Tabled)

Based upon the fact that the Solicitor has not had a chance to review suggested amendments to the Ordinance, motion was made by Committeeman Lavender and seconded by Committeeman Carleton to allow the Ordinance to remain tabled until the next meeting. All were in favor.

2016-11 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Implementing Zoning Changes Necessary to Comply with the Duly Amended Master Plan Second Reading/Public Hearing

Mayor Schwager suggested that the Committee hold off voting on this Ordinance until later in the meeting after closed session discussion.

2016-13 An Ordinance of the Township of Woolwich Amending Chapter 103 of the Woolwich Township Code Entitled “Flood Damage Prevention” Second Reading/Public Hearing

Open public hearing: Rizzi Second: Carleton All in favor

No public comment

Close public hearing: Rizzi Second: Schlump All in favor

Motion to adopt: Rizzi Second: Carleton

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

Mayor Schwager read the following resolutions by title only for the Committee’s consideration:

R-2016-176 Resolution Endorsing the Findings and Determination Statement and Authorizing the Clerk to Submit Application for a Raffle License to Kingsway Education Foundation Inc.

Motion: Schlump Second: Carleton All in favor Lavender abstained

R-2016-177 Resolution Authorizing the Placement of Municipal Liens on Various Properties within the Township of Woolwich Motion: Rizzi Second: Carleton All in favor

R-2016-178 Resolution Authorizing Release of Maintenance Bond Held on Maple Glen Estates, Block 43, Lots 11 and 12 Motion: Lavender Second: Carleton

Mayor Schwager noted that the Engineer's report listed the subdivision at 98% complete and questioned how they could recommend bond release if not at 100%. Mrs. DiBella added that she had discovered that day that escrow is currently insufficient. Motion was then made by Deputy Mayor Rizzi and seconded by Committeeman Lavender to table the resolution. All were in favor.

R-2016-179 Resolution Authorizing an Interlocal Services Agreement Between the Township of Woolwich and the Kingsway Regional High School District for School Resource Officer for the 2016-17 School Year Motion: Schlump Second: Rizzi

Committeeman Lavender asked the Solicitor if he can speak to the resolution if he is conflicted with the subject matter. The Solicitor advised him against speaking. Deputy Mayor Rizzi asked the Solicitor if his proposed edits to the agreement were acceptable, and he replied that they are. All were in favor. Lavender abstained.

The Administrator/Clerk presented her report. Mayor Schwager questioned the status of grading at the Enclave at Stone Meeting House. The Administrator/Clerk responded. Deputy Mayor Rizzi questioned the status of the landscaping contract and weed preventer in mulched areas. The Administrator/Clerk responded. There were no further questions.

The Director of Community Development presented his report. He noted that SADC is working towards October closings on the TDR parcels which will result in the preservation of 820 acres of land. He also advised that green light approval was issued by the state for preservation of Chestnut Ridge, phases 3 and 4. He noted that he had additional items for discussion under new business.

Deputy Mayor Rizzi questioned the status of the trail head parking lot. Mr. Blake replied that he is currently waiting for county planning board approval. The Deputy Mayor said that Mr. Blake did a good job on the project.

The engineer's report was approved as presented upon a motion by Committeeman Carleton, seconded by Committeeman Schlump and unanimously passed.

Mayor Schwager requested the following liaison reports:

- Committeeman Lavender:** S/W School District; Schools open on 9-6. School funding issue continues to be addressed. Trash/Recycling: No report.
- Committeeman Carleton:** Municipal Court; No report. KRHS; No report. BDAC; Good meeting was held with the Shop Local Program. Presentation will be made at the next Committee meeting. Christmas Parade: Planning continues. Looking into making it a two day event and including fireworks. Also discussing large Christmas tree at park and municipal building.
- Committeeman Schlump:** Streets/Roads; Road repairs conducted as needed. Buildings and Grounds; Continuing to mow the park and screening stockpiled topsoil for use. May retain rocks to use as fill. Shade Tree Commission; No report. Environmental Commission; Over 550 people participated at the 8-13 Kayak event. Green Team: No report

Deputy Mayor Rizzi:

JLUB; Finance; No concerns. Open Space/Ag; No report. Parks and Recreation; Low turnout for July Movie Night. Showcase at Chestnut Run pool was successful and conducted at no cost to P & R. Working out details for December tree lighting. First responders Night will be held on Sept. 28th. Fire/EMS: 45 calls month of July.

Mayor Schwager:

Police; Patrolman Colavita has returned to duty. Sgt. Verilli remains on light duty. Letter has been sent to Swedesboro Mayor Fromm regarding the terms of the Interlocal Service Agreement for Police advising that items being discussed by Council in a public forum is in violation of the Agreement. TDR Task Force; Closings will be held in October. Construction and Zoning Code: Meeting will be held on 8-18.

Motion was made by Committeeman Schlump and seconded by Committeeman Carleton to approve resolution **R-2016-180 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:38 p.m. for the purpose of discussing the following matters:
Potential Litigation-Zoning Changes
Acquisition of Property-Nike Base Launch Site

The regular meeting continued at 8:15 p.m.

Under old business, the Committee discussed quotes from GEI as questioned by the Committee at the previous meeting. Mr. Blake explained that a conference call was held with GEI and their quotes were revised to make them more understandable. With all questions answered, motion was made by Deputy Mayor Rizzi and seconded by Committeeman Carleton to approve both quotes pending certification of funds and to be memorialized via resolution at the next meeting. All were in favor.

Under new business, Deputy Mayor Rizzi presented quotes obtained to run electric to press box A and E. Discussion ensued. Motion was made by Deputy Mayor Rizzi and seconded by Committeeman Lavender to accept the quote of Kris Electric in the amount of \$7,600.00 pending certification of funds. All were in favor.

The Solicitor asked that discussion on a jake brake ordinance be held until the next meeting.

Mr. Blake advised that one bid was received for demo of the Palladino buildings from the Yanuzzi Group. Upon GEI's review of the bid, recommendation was made to make bid award. It was noted that this bid is for demo only and that decon still remains to be conducted.

Deputy Mayor Rizzi then moved to approve the bid of the Yanuzzi Group for demo of the Palladino property buildings in the amount of \$429,637.00 pending receipt of certification of funds. Committeeman Carleton seconded. All were in favor.

Mr. Blake then discussed conducting appraisals for preliminary assessments of Block 2, Lots 18 and 23 per state guidelines. He noted that a meeting was held with the landowners regarding their responsibility to reimburse a portion of incurred costs should they decide not to enter an agreement of sale with the Township. He asked that the Committee consider authorizing him to move forward with ordering preliminary assessments of the parcels conditioned on working with the Solicitor to draft language for an agreement regarding reimbursement should the landowners walk away. So moved

Deputy Mayor Rizzi. Committeeman Carleton seconded. All were in favor.

Deputy Mayor Rizzi presented a proposal from Kingsway Youth Football to lay out a new field. They have also requested that to put money towards repairs to the practice fields to till, level and hydroseed. The Committee was acceptable to the organization to proceed with the quote.

Motion was made by Committeeman Lavender and seconded by Committeeman Carleton to table discussion on a drone ordinance at the suggestion of Deputy Mayor Rizzi. All were in favor. Rizzi abstained.

Motion was made by Committeeman Carleton and seconded by Committeeman Schlump to approve the following minutes: July 18, 2016 Regular Meeting and Closed Session
August 1, 2016 Work Session

All were in favor. Rizzi abstained and Lavender abstained from the minutes of August 1st.

Motion was made by Committeeman Carleton and seconded by Committeeman Schlump to approve the bills and purchase orders as presented by the CFO for processing pending the final approval of Mayor Schwager. All were in favor.

Having no further business, motion was made by Deputy Mayor Rizzi, seconded by Committeeman Lavender and unanimously passed to adjourn the meeting. All were in favor.

The meeting adjourned at 8:42 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim.
Audio recording on file.