

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
REGULAR MEETING
JULY 17, 2017**

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

The July 17, 2017 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: Battisti: PRESENT Carleton: 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 Carleton and seconded by Committeeman Battisti to open the meeting to public comment. All were in favor.

Hearing no 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 Battisti and seconded by Committeeman Carleton to approve the following reports for the month of June.

Tax Collector:	\$318,358.17 remitted
Municipal Court:	\$18,716.60/Woolwich \$0/Swedesboro
Police:	Monthly Activity
DOCD Report:	Monthly Report
Woolwich Fire Company	Monthly report
Engineer's Report:	Monthly Report
Administrator's Report:	Bi-Monthly Report

Committeeman Schlump questioned the Director of Community developments report wherein he reported on efforts to communicate with NJDEP Fish and Game regarding hunting on property owned by the state and adjacent to the park system. Committeeman Schlump said that the land offers hunting opportunities for those who would not otherwise have a place to hunt. He feels that the Township should not eliminate a resource that we have today. Mr. Blake replied that bow hunting will still be allowed. All were in favor.

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

2017-12 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting a Redevelopment Plan for Numerous Blocks and Lots Known as Kings Landing Pursuant to NJSA 40A:12A-1 et seq.

Open Public Hearing: Carleton Second: Rizzi All in favor

No public comment

Close public hearing: Rizzi Second: Carleton All in favor

Motion to adopt: Carleton Second: Battisti

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

2017-13 An Ordinance of the Township of Woolwich Authorizing Tax Abatements, Exemptions, and Payments in Lieu of Tax Agreements

Open Public Hearing: Carleton Second: Battisti All in favor

No public comment

Close public hearing: Rizzi Second: Carleton All in favor

Motion to adopt: Carleton Second: Rizzi

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

2017-14 An Ordinance Authorizing the Township of Woolwich to Enter into a Financial Agreement for a Payment in Lieu of Taxes with Robert Rushton and Dorothy Rushton With respect to Property Located at Block 14, Lots 15 & 16

Open Public Hearing: Carleton Second: Battisti All in favor

No public comment

Close public hearing: Rizzi Second: Carleton All in favor

Motion to adopt: Rizzi Second: Carleton

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

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

2017-15 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Establishing a Parks and Recreation Committee Motion to introduce: Rizzi Second: Carleton
Roll Call: Battisti: YES, Carleton, Schlump: YES, Rizzi: YES, Schwager: YES

Motion was made by Committeeman Battisti and seconded by Deputy Mayor Rizzi to remove resolution **R-2017-164** from the table. All were in favor.

Deputy Mayor Rizzi moved for a consent agenda for resolutions R-2017-164 through R-2017-195. Committeeman Carleton seconded.

Committeeman Schlump requested that resolutions R-2017-176 and R-2017-192 be removed from the consent agenda. Mayor Schwager requested that resolution R-2017-191 be removed from the consent agenda.

Deputy Mayor Rizzi then amended his motion to remove resolutions R-2017-176, R-2017-192 and R-2017-191 from the consent agenda. Committeeman Carleton seconded. All were in favor.

Committeeman Battisti moved to adopt resolutions R-2017-164 through R-2017-195 with the exception of R-2017-176, R-2017-191 and R-2017-192. All were in favor.

R-2017-164 Resolution of the Township of Woolwich, County of Gloucester and State of New Jersey Establishing and Making Appointments to a Green Team Advisory Committee-Previously Tabled

R-2017-175 Resolution Authorizing Placement of Municipal Liens on Various Properties within the Township of Woolwich

R-2017-177 Resolution Authorizing Reduction of Performance Bond-Chestnut Ridge, Phase 1

R-2017-178 Resolution of the Township of Woolwich, Designating Robert Rushton, Jr. and Dorothy Rushton As Master Redevelopers for Block 14, Lots 15 & 16 and Authorizing the Township to Negotiate a Redevelopment Agreement with the Master Redeveloper Regarding the Commercial Improvements Within the Redevelopment Area

R-2017-179 Resolution Authorizing Street Opening Permit to S. Jersey Gas-162 Jockey Hollow Run and 160 Hunters Run

R-2017-180 Resolution of the Township of Woolwich Authoring the Insertion of a Special Item of Revenue

R-2017-181 Resolution of the Township of Woolwich, County of Gloucester and State of New Jersey Authorizing the Submittal of an Application for a Grant from the Hazardous Discharge Site Remediation Fund

R-2017-182 Resolution Authorizing Taxes to be Cancelled, Parcels Belonging to the Township of Woolwich

R-2017-183 Governing Body Certification of the 2016 Annual Audit

R-2017-184 Resolution in Support of the F.O.P Fibrodysplasia Ossificans Progressiva Awareness Initiative

R-2017-185 Resolution of the Township of Woolwich Making an Elevation Within the Woolwich Township Police Department

R-2017-186 Resolution Authorizing Additional Proposal of Suasion Communications for Municipal Website

R-2017-187 Resolution Authorizing a Revised Mutual Aid and Assistance Agreement with the County of Gloucester

R-2017-188 Resolution Authorizing Hiring for the Position of Deputy Clerk

R-2017-189 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2017-190 Resolution Authorizing the Tax Collector to Extend the Due Date for 3rd Quarter Taxes 2017

R-2017-193 Resolution of the Township of Woolwich Authorizing the Execution of a Redevelopment Agreement Between the Township of Woolwich and Robert Rushton, Jr. and Dorothy Rushton for Redevelopment of Block 14, Lots 15 & 16

R-2017-194 Resolution Providing for the Sale and Issuance of Not to Exceed \$8,750,000 Aggregate Principal Amount of General Obligation Refunding Bonds, Series 2017 (the “Refunding Bonds”) of the Township of Woolwich, in the County of Gloucester, State of New Jersey “ (The “Township”), Authorized by a Refunding Bond Ordinance Heretofore Duly Adopted by the Township Committee on June 19, 2017, to Refund Certain Outstanding Woolwich Township Guaranteed Lease Revenue Bonds (Woolwich Township Municipal Building Project), Series 2007 of the Gloucester County Improvement Authority Dated August 22, 2007, and Providing for the Form and Certain Matters with Respect to the Sale and Issuance of Said Refunding Bonds

R-2017-195 Resolution of the Township of Woolwich Approving an Amended Agreement with Bond Safeguard Insurance Company

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

R-2017-176 Resolution Naming a Redeveloper for Kings Landing Redevelopment Zone

Committeeman Schlump questioned the process towards naming a redeveloper, asking if the Township has the authority to name a redeveloper or if it should involve a competitive process.

Mayor Schwager replied that it could be done either way. He added that South State had approached the township and that no other company did. Solicitor Shoemaker added that nothing about this process has been normal. He added that the potential redeveloper brings a unique combination of assets in construction and financing, is consistent with the law, and their product is being crafted just for Woolwich.

Roll Call: Battisti: YES, Carleton: YES, Schlump: NO, Rizzi: YES, Schwager: YES

Motion was made by Committeeman Schlump and seconded by Committeeman Battisti to approve resolution **R-2017-191 Resolution Approving Acquisition of Farmland Preservation Development Easements of Lands.**

Mayor Schwager stated that he has a problem with the way the resolution is written, and that the Township made it clear that it does not have the necessary funds to accomplish this.

Mr. Blake discussed the breakdown of costs between the state, county and township, and that the county has asked for a 20% cost share. He added that recent preservation expenditures have back loaded park development. In reaching out to the county to explain the township’s dilemma, the county requested the passage of a resolution in support and the offer of the township’s remaining funds through the Planning Incentive Grant (PIG).

Mayor Schwager suggested that the resolution needs stronger language, making it clear that the township does not intend to use its open space tax for this project. He added that he supports the offer of remaining PIG funds, but not the use of the open space fund.

Committeeman Battisti asked if the resolution as written was suggested by Woolwich or the County and was told the draft was provided by the county.

Deputy Mayor Rizzi agreed that the resolution should be rewritten.

Solicitor Shoemaker recommended that the Committee vote down the resolution as written, and craft another resolution for consideration at the next meeting.

Roll Call: Battisti: NO, Carleton: Schlump: NO, Rizzi: NO, Schwager: NO

Committeeman Carleton moved to approve resolution **R-2017-192 Resolution Authorizing Change Order #2 on 2016 Local Road Program**. Deputy Mayor Rizzi seconded.

Committeeman Schlump noted that the proposed change order does not make sense, and that work was consistent on all driveways within the development.

Committeeman Battisti asked if approval of the change order would open the township up to further change orders on other contracts. Mayor Schwager suggested that all change order requests are looked at on an individual basis. He added that he went on site to see the work in question, and feels that the problem could have been addressed at construction. The Deputy Mayor agreed.

Mrs. DiBella presented a brief history on the project and resident request for the contractor to address, and subsequent e-mails between her and the Township Engineer, which at no time was a change order discussed. She recommended that the Committee not approve the change order.

Mayor Schwager requested a roll call vote:

Roll Call: Battisti: NO, Carleton: Schlump: NO, Rizzi: NO, Schwager: NO

Mayor Schwager requested the following liaison reports:

Deputy Mayor Rizzi:

JLUB; Committee and JLUB met jointly and heard a presentation by South State as to redevelopment services. Finance; Audit is complete. Open Space Ag.; No meetings were held. Parks and Recreation; The Committee has reviewed and discussed its Bylaws and Park Use fees. Fire/EMS: Discussed response numbers. Also noted three civilian deaths in the month of June for which thanks to EMS responders and sympathies to the families involved were displayed.

Committeeman Battisti:

S/W School District; Subsequent to numerous meetings, the S/W School District decided not to outsource its paraprofessionals in the coming year. BDAC; Will next meeting on 7-26. Shade Tree Commission; No meeting. Environmental Commission; Kayak event was a success with close to 300 attendees. Green Team: Thanks to the passage of resolution R-2017-164 that evening, the Green Team has been populated.

Committeeman Carleton:

KRHS; Senate President Sweeney held a meeting at the High School to discuss school funding and its implications. The School will receive over \$732,000 in state aid that was not anticipated, and yet still puts the district at 48% funding wise. It is the school's position to reestablish 10 positions that had been cut, keeping freshman sports and keeping the activity fee at no increase. Mayor Schwager asked if there was any discussion on

maintaining the School Resource Officer position and Committeeman Carleton said there was not. Committeeman Carleton added that the Senator said that if his plan is approved, the school would stand to yield a \$5.6 million increase in aid that would put the district at 76% of full funding. BDAC; The Committee is planning its October business owner networking event, planned for Oct. 25th, from 7-9 p.m. The Shop Local Program will also be introduced to the business community. Christmas Parade: Meeting was held, and a lot of energy was exhibited. Has been in touch with a new fireworks company. The parade is tentatively scheduled for Dec. 2nd, with fireworks timing bumped up to 7:30 p.m.

Committeeman Schlump:

Streets and Roads; Over a ton of asphalt was used in June. P/W has repaired two catch basins, maintaining parklands and mowing roadways. HVAC maintenance project was been completed at the municipal building, and four units were found to be broken. A P/W employee suffered a WC injury, but is working modified duty. Buildings and Grounds; Trash/Recycling: Numbers are holding true, but there has been more recycle numbers than solid waste numbers.

Mayor Schwager:

Construction and Zoning Code Enforcement; Presented data as follows: 6 new housing starts; 40 zoning permits; 38 violation notices; 186 vacant properties, down from 196. TDR Task Force; No report. Police; Ptlm. Costa as resigned-wish him the best. While most electrical work is ending with Atlantic Electric along Rt. 538, he has been notified that Verizon will now begin their connections to the newly installed poles. Municipal Court: NO report.

There was no old business.

Under new business, the Committee reviewed and discussed amended form for park use. Michelle VanDiehl, the Interim Park Director, was on hand for said discussion. She explained that while the forms are amended, a new form has been created for use of the park Pavilion. She detailed how she used other park facilities as a guide for pavilion use and fees. Deputy Mayor Rizzi suggested that the fees be structured in a clear manner.

Committeeman Battisti asked how citizens would be informed that the pavilion was being used. Ms. VanDiehl stated that she foresees the use of a community calendar, which will be accessible to the general public.

Further discussion was held with Ms. VanDiehl regarding the parks and recreation committee, new energy and new ideas and new events, including plans for a farmers market.

Also under new business, the Committee reviewed the bid results for Phase One of the Shared Use Path project. Motion was made by Deputy Mayor Rizzi and seconded by Committeeman Battisti to award the

contract to low bid Think Pavers in the amount of \$214,529.00 pending solicitor review.

Mayor Schwager noted that the 4th Supplemental Developers Agreement between the Township and Summit Ventures still requires solicitor review.

Motion was made by Committeeman Carleton and seconded by Committeeman Battisti to approve the following minutes:

June 15, 2017-Special Joint Meeting with JLUB

June 19, 2017 Regular and Closed Session

All were in favor.

Motion was made by Committeeman Battisti and seconded by Committeeman Carleton to approve the bills and purchase orders as presented pending the Mayor's final review. All were in favor.

With no further business, motion was made by Deputy Mayor Rizzi and seconded by Committeeman Battisti to adjourn the meeting.

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file