

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
WORK SESSION MEETING
DECEMBER 3, 2018**

The meeting was called to order by Mayor Schlump at 7:03 p.m. with the following statement:

The December 3, 2018 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: Battisti: PRESENT Marino: PRESENT Santore: PRESENT
Carleton: PRESENT Schlump: PRESENT

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

Those present saluted the American Flag.

Committeeman Battisti moved to open the meeting to public comment. Seconded by Deputy Mayor Carleton. All were in favor.

Angela Napoliello-Ivory of 3 Brockton Court questioned resolution R-2018-283 and Ordinance 2018-20 regarding redevelopment asking who Summit Ventures is, as the listed contract sellers. Solicitor Shoemaker replied that the entity is an LLC formed under the laws of New Jersey. Ms. Napoliello-Ivory replied that the entity does not seem to exist. Mr. Shoemaker said that the entity is in direct negotiations with the Zallie family and the township has no reason to dig into certain information.

Ms. Napoliello-Ivory stated that it seems the township is committing money involving an LLC for whom the partners are not known.

Ms. Napoliello-Ivory asked the term of the Financial Agreement as referenced in Ordinance 2018-20. The Solicitor responded that it is for thirty years, the terms of which allow the developer to pay a percentage of taxes that would have otherwise been paid. He then explained that the township will pay 5% to the county while the remainder comes to the township in full. He further noted the benefit of a substantial increase in tax ratables and created jobs. Ms. Napoliello-Ivory asked the percentage of tax that will be paid and was told the table is up to 45%. She asked where it will go into the budget and was told it would go into reserves and the township will be allowed to decide how it will be spent.

Joseph Kauffman, residing at 36 Wayne Drive referencing resolution R-2018-275 asked who is being appointed to the Joint Land Use Board and was told Alan Schwager. Mr. Kauffman asked why someone who was voted out of public office would be considered. Mayor Schlump replied that it is a Mayoral appointment and that he feels Mr. Schwager to be highly qualified to sit on the Land Use Board after having served on the board for twelve years.

Mr. Kauffman replied that the Mayor should listen to the voters.

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

Motion was made by Committeeman Battisti and seconded by Deputy Mayor Carleton to approve the following resolution: **Resolution R-2018-283 Resolution Conditionally Designating Somerset-Swedeseboro, LLC Redeveloper of Block 4, Lot 4 on the Official Tax Maps of the Township of Woolwich within the Weatherby Town Center Redevelopment Area.** All were in favor.

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

2018-18 An Ordinance of the Township of Woolwich Amending Chapter 140 of the Woolwich Township Code Entitled “Peddlers, Solicitors, Vendors and Transient Merchants”

Motion to open the public hearing: Santore Second: Marino All in favor

There was no public comment

Motion to close public hearing: Santore Second: Marino All in favor

Motion to adopt: Battisti Second: Santore

Roll Call: Battisti: YES, Marino: YES, Santore: YES, Carleton: YES, Schlump: YES

2018-19 Bond Ordinance Amending and Restating Bond Ordinance Number 2017-19 (Providing for Various Sewer Improvements), by and in the Township of Woolwich, in the County of Gloucester, State of New Jersey to Increase the Appropriation and Authorization of Bonds or Notes and to Provide for the Establishment of a Special Assessment for the Cost Thereof

Motion to open the public hearing: Santore Second: Battisti All in favor

Mayor Schlump requested the township professionals provide project description.

Susan Brasfield of Maser Consulting Engineers provided explanation of need and project description.

John Cantalupo, Bond Counsel noted that it is critical for the public to understand the process, and noted that the financing process is at its very beginning, but that it adds the possibility of future special assessments on properties within the service area.

He added that there is an existing bond ordinance adopted in late 2017 and explained that the township has applied through the New Jersey Infrastructure Bank for low interest financing which allows the township to finance 50% of the project at 1% interest and 50% at tax exempt interest.

Mr. Cantalupo further explained options for repayment being bonding, connection fees and general tax base aside from special assessment, and explained that this ordinance includes the option of special assessment. He advised that if special assessment is to occur, a special assessment commission would be put in place whose purpose it would be to determine final costs and make recommendations regarding those assessments. That process would include additional notices and public hearings, and would more than likely not occur until several years from now.

Mayor Schlump added that special assessment is just one tool that may be decided upon for repayment, and noted that payback would not start until we have debt.

Joseph Musumeci, residing at 339 Paulsboro Road asked the following questions, and answers provided as follow:

If 2018-19 doesn't pass does 2017-19 still hold true?

Yes. The sewer service area remains the same. Specially benefited allows the connection to the sanitary sewer.

Would Ad Valorem Assessments be based on current values or some other value?

To be determined by Assessment Commission

What determines the time frame for payback?

To be determined by Assessment Commission

Will Woolwich be setting up a Utility Department?

No, Aqua will service and maintain lines.

Will properties outside the existing sewer service area be permitted to tie in?

NJDEP reviews the properties as necessary

Properties not adjacent to the line be specially assessed?

To be determined by assessment commission. It is possible that some will and some won't.

Will all residents receive benefits from sewer service?

Yes. The benefits of local shopping and ratables will be realized.

Are PILOTS and special assessments correlated?

No

Rollback taxes based on pre-special assessed values or post?

To be determined by special assessment commission

Why did 2018-19 require special notice and 2017-19 not?

This ordinance includes language to allow special assessment as a tool for recapture

Trish, a ReMax Realtor services a Woolwich property, residing in Upper Pittsgrove, NJ had the following questions:

Thoughts on homeowners currently in need of rebuilt or new septic systems along corridor 57-2 @ 12 Backcreek Road

Will be looked at

Mark Kehoe, residing at 40 Wayne Drive asked the following:

Garwin and Wayne, intent to require tie in upon completion?

Not at this point, potentially if a line is run in the future

Time frame to pay special assessment?

Range from 10 to 30 years as a separate special assessment line on regular tax bill

Does "mandatory" language of ordinance have to be enforced as written?

This language is required by law, but specifics will be determined by future governing bodies and assessment commission. Properties can be removed from the special assessment provision in the future but not easily added

Can special assessments be challenged or appealed similar to ad valorem taxes?

Yes

Will property values be affected by future developments?

Each situation is unique. Wayne Drive certainly is in that unique category for valuation

Another Wayne Drive resident asked:

Who pays debt service initially?

Combination of options to be determined, Special Assessment of the 160~, Connection Fees, General Taxes

How do landowners complete feasibility studies without knowing the costs?

Ashton Patel, a commercial developer owning land near Exit 2 stated that he has waited for thirty five years for water and sewer and said that these details should have been worked out. He asked how he can put his project together without numbers.

Joseph Kauffman of 36 Wayne Drive asked:

How will assessment commission be formed?

By future governing bodies with input from future professionals

What is the value of an EDU (equivalent dwelling unit) for special assessment?

Still to be determined, future hearings to follow

Plans for spur to Pancoast?

Dependent upon future development

Mr. Kauffman said that the Committee needs to be cognizant that the days of retail are over.

Steve Caltabiano, residing at 40 Garwin Road asked:

What is the value of an EDU (equivalent dwelling unit) for special assessment?

Still to be determined, future hearings to follow. Sue Basefield of Maser Consulting Engineers thought that 300 gpd may be the flow applied.

Mary Ann Mathew of 33 Wayne Drive asked what benefits are derived with such a tax increase.

John Grenfell, 119 Pancoast Road asked if lines would be running down Pancoast and was told that developers would run lines as needed.

Mr. Grenfell then asked about water lines, and was told they would run together.

Carolyn Grasso, 40 Wayne Drive asked if this has been used in other Gloucester Counties municipalities.

Mr. Cantalupo responded again regarding the township's options. He added that he has no knowledge of this being done in other county towns., but knows that it has been done in Hillsboro, Middle Township and Watchung.

Ms. Grasso then said that she hasn't heard a dollar amount placed on the assessment and said this is information that is needed.

Lanse Kauffman of 37 Wayne Drive asked that the township consider a mix of people both in and outside of the sewer service area to sit on the commission for fairness.

Mr. Kauffman asked if there are contingencies in financing and was told that Estimates from engineer is roughly 5% with additional provided by ordinance.

Brenda Beuchler of 190 Garwin Road said that it seems the township has committed itself to \$18 million with no sure pay back method. She noted impact to services due to growth and said that the entire township should pay those costs, not a select few.

Frank Casella, of 24 Mill Road asked why Aqua NJ will be maintaining the system and asked why the township can't handle that with its own people. He was told that Aqua New Jersey holds the franchise.

Hearing no further public comment, Deputy Mayor Carleton moved to close the public hearing. Committeeman Marino seconded. All were in favor.

Committeeman Marino moved to table Ordinance 2018-19. Committeewoman Santore seconded.

Committeewoman Santore said that the public did not receive proper communication and the information presented was confusing. She further said that she is concerned that the process was rushed and not properly thought through.

Committeeman Battisti asked the solicitor if the Ordinance does not go through, is the assessment a part of the existing ordinance, and was told that it is not.

Committeeman Battisti then said that he has sat through many meetings with professionals and been assured along the way that the ordinance answers the township's questions regarding repayment. He said that when the sewer runs, it is hoped that big developers will pay and be less of a burden to everyone. If the ordinance is approved, more options are provided to Woolwich.

Mayor Schlump noted there was a motion and second to table 2018-19.

Committeeman Marino said that there is a reason to table since the information presented was not clear. He added that he is concerned that the township does not have a signed agreement with Logan MUA, and feels that more discussion and information should be provided to the public.

Mayor Schlump replied but said that this issue is difficult whether it is at this meeting or a future meeting, and that there may not be clear answers in the future either.

Committeeman Battisti asked what the repercussions are if the ordinance is tabled and was told that it would be on the next agenda and if not passed by the end of the year, would die.

Solicitor Shoemaker advised that three affirmative would be required to table the Ordinance and four affirmative votes would be required to adopt the ordinance.

Committeeman Battisti stated that he is concerned with the time frame and losing the ability to borrow and spend, and asked if the committee wanted to lose out just to wait two weeks. He then asked what effect the options would have on the forward process.

Bond Counsel responded that the township wouldn't be able to borrow until next year. He added that the special assessment allows recapture through options as discussed. If the ordinance does not pass, then the entire township will be paying regardless.

Mayor Schlump requested a roll call vote to table ordinance 2018-19.

Roll Call: Battisti: NO, Marino: YES, Santore: YES, Carleton: NO, Schlump: NO Failed 3-2

Motion was then made by Deputy Mayor Carleton and seconded by Committeeman Battisti to adopt Ordinance 2018-19.

Mayor Schlump requested a roll call vote to adopt 2018-19.

Roll Call: Battisti: YES, Marino: NO, Santore: NO Motion failed

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

2018-20 Ordinance Authorizing a Financial Agreement for a Retail Supermarket Project, for the Property Location at Block 4, Lot 4 on the Tax Maps of Woolwich Township, Pursuant to the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1 Et Seq.

Motion to introduce: Carleton Second: Santore All were in favor

Motion was made by Deputy Mayor Carleton and seconded by Committeeman Battisti to approve a consent agenda for resolutions R-2018-275 through and including R-2018-282.

Committeewoman Santore said that the public has spoken on resolution R-2018-275 and implored the Committee to pull it from the consent agenda.

The motion was then amended to include a consent agenda for resolutions R-2018-276 through and including R-2018-275. All were in favor.

Committeeman Battisti moved to adopt resolution R-2018-275 saying it is a Mayoral appointment that should be given credence and respect. Deputy Mayor Carleton seconded.

Committeewoman Santore said that residents will not want this. She added that names should not be left out of captions on agenda's. She asked that the next administration not be saddled, and that the appointment smacks of a deal being made. She asked the Mayor not to do this on his way out the door.

Committeeman Battisti said that he does not see a smack in anyone's face, and said that the appointee resume shows him to be perfect for the JLUB and asked to keep personalities out of the appointment.

Deputy Mayor Carleton echoed Committeeman Battisti's comments.

Mayor Schlump said that Mr. Schwager was appointed to the Land Use Board by Mayor Joe Chila and served twelve years on the board.

Mayor Schlump asked for a vote on R-2018-275. Battisti, Carleton and Schlump aye Marino and Santore nay. Motion passed 3-2.

Mayor Schlump asked for a motion to adopt resolutions R-2018-276 through and including R-2018-282. So moved Battisti. Seconded by Carleton. All were in favor.

R-2018-275 Resolution Making an Appointment to the Woolwich Township Joint Land Use Board in the Position of Class IV Member

R-2018-276 Resolution Making an Appointment to the Woolwich Township Business and Economic Development Advisory Committee

R-2018-277 Resolution Authorizing the Issuance of Street Opening Permit to South Jersey Gas-Sammy Street Main Extension

R-2018-278 Resolution Authorizing the Quote of First Environment for Phase II Sampling/Reporting Activities at Beckett Golf Club in the Amount of \$22,025.00

R-2018-279 Resolution Authorizing Hiring Per Diem Employees to Conduct Snow Removal

R-2018-280 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2018-281 Resolution Authorizing Budget Appropriation Transfers During the Last Two Months of the Fiscal Year for the Township of Woolwich, County of Gloucester, State of New Jersey

R-2018-282 Resolution Authorizing Change Order #1 in the Total Amount of (\$10,206.39) to the Contract with Ricky Slade General Paving-2017 NJDOT Project/Improvements to Russell Mill and Cloverdale Roads

Review and discussion commenced regarding a draft agenda previously distributed regarding the creation of a "Municipal Services Department" the positions of the Director of Municipal Services and Public Works Superintendent.

Solicitor Shoemaker noted that he has performed a red line version, but suggested action be held until after the first of the year.

Committeeman Marino noted that he likes the concept. Discussion further ensued regarding timing and training needs, with Committeeman Marino suggesting that the positions be in an acting capacity to begin transition.

Under new business, Mr. Blake discussed the bids received for remediation of the Palladino property and recommended award be made to Ambient as low bidder.

Motion was then made by Committeeman Marino, seconded by Committeeman Battisti and unanimously passed to award the contract to Ambient pending certification of funds and memorialization via resolution at the next meeting.

Committeewoman Santore noted that RFQ's received for 2019 professional services were insufficient in some positions and requested the township re-advertise the RFQ's.

Mayor Schlump suggested the Township seek only the services for Utility and Redevelopment professionals, GIS services and Fire Restoration services. So moved Carleton. Second Battisti. All in favor.

Committeeman Battisti noted the successful Holiday Parade, Tree Lighting and Holiday Village as well as the fireworks, and the large community turn out despite the weather. He thanked Parks and Rec and all those involved with planning the event.

Mayor Schlump added that the event gets better each year.

Motion was made by Committeeman Battisti and seconded by Deputy Mayor Carleton to approve resolution **R-2018-284 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 9:25 p.m. for the purpose of discussing Contractual Matter- Risk Management Consultant and Pending Litigation: Wolfson Group Prerogative Writ.

The meeting reconvened at 10:08 p.m. upon a motion by Committeeman Marino, seconded by Deputy Mayor Carleton and passed.

Committeeman Marino moved to allow the Solicitor to postpone the matter regarding Wolfson litigation per discussion in closed session. Committeewoman Santore seconded. All were in favor.

Committeewoman Santore moved to provide notice of ninety day cancellation of the contract with the township RMC effective December 17th. Committeeman Marino seconded. Vote was 3-2 with Marino, Santore and Schlump affirmative.

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

With no further business, motion was made by Committeeman Marino, seconded by Deputy Mayor Carleton and unanimously passed to adjourn the meeting.

The meeting adjourned at 10:11 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim

Audio Recording on file