

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
OCTOBER 7, 2019
CAUCUS-6:00 P.M.**

The caucus meeting was called to order by Mayor Vernon Marino at 6:06 p.m. with the following statement:

The October 7, 2019 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 Frederick: PRESENT Santore: PRESENT
Matthias: PRESENT Marino: PRESENT

Also present on the dais were Solicitor Alice and Administrator/Clerk DiBella.

Those present saluted the American Flag.

Mayor Marino conducted a ceremonial swearing in of the following officers: Jonathan Nastasi, Zachary Burnham, Sean Weston, Brandon Hamer and Patrick Collins. All officers thanked the Committee and stated they are looking forward to serving Woolwich.

Mayor Marino thanked the officer's families for coming out and thanked Swedesboro Councilman Sam Casella for being present also. He said that he looks forward to the future of the department.

Motion was made by Committeeman Battisti and seconded by Deputy Mayor Matthias to open the meeting to public comment on agenda items only.

Michael Verdi thanked the committee for their work in getting the developer of Chestnut Ridge to address many safety, maintenance and development issues over the past month.

With no further comment, Committeewoman Santore moved to close the public portion. Committeeman Battisti seconded. All were in favor.

Discussion of agenda items:

Committeeman Frederick wished to discuss Ordinance 2019-18 saying that he wished he could see a redline version to know what the ordinance amendments are.

Director of Community Development Matt Blake provided an overview of the changes, noting that most have to do with environmental impacts and permitting. He added that amendments focus less on what is done on private residential properties and more on what impacts the community.

Committeeman Frederick inquired as to the purpose of taking jurisdiction of Pancoast Road. Mayor Marino replied that it will give more flexibility to the township in matters of sewer installation, granting of easements. He confirmed that the only responsibilities the township will be taking will be for maintenance and snow plowing.

Committeeman Frederick then questioned the PILOT Agreement for Inspira. Mayor Marino replied that the Committee will hold the Ordinance to allow for discussion of the PILOT terms in closed session.

Deputy Mayor Matthias requested Mr. Blake to provide an update on the Farmland Preservation Plan. Mr. Blake so advised and noted that the Delaware Valley Regional Planning Commission can provide a subsidized quote for creating the updated plan. He recommended moving forward with DVRPC.

Committeeman Craig questioned resolution R-2019-225 regarding escrow transfers. Will Pine, CFO, answered that some of the escrow funds were mischarged to Weatherby Equities and not Ryan Homes.

Committeeman Craig also said that he felt the Township had rejected bids in not adopting a resolution regarding the NJDOT Rainey/Viereck road project. Solicitor Alice said that a resolution is a needed formality.

Mayor Marino asked Travis Grieman, representing Remington and Vernick to provide an overview of sewer expansion planning onto Paulsboro Road.

Mr. Grieman responded that there needs to be a review of all intended parcels to be sewerred and individual parcels for best use in order to compile and assign a demand calculation for each use. The quote for Remington and Vernick to conduct such work was provided in the amount of \$29,200.

Mayor Marino asked the Committee for their thoughts.

Committeeman Battisti said that it needs to be done and that he feels cost to be reasonable. The Committee concurred.

Mr. Grieman then discussed his vision for a road maintenance program as a way to rank all township street conditions and rank for future grant application and maintenance costs.

Mayor Marino said in looking at the proposed quote, he suggests holding off on this project.

Deputy Mayor Matthias added that the engineer has previously coordinated with DPW as to the worst roads. She asked when compiling this information, what percentage of roads become emergent. Mr. Grieman replied that is hard to predict. The Deputy Mayor said that she concurs with holding off due to proposed cost. Committeeman Frederick said that he thinks the information would be valuable and would like to discuss the concept with the Director of Community Services.

Clint Allen presented a concept of proposed warehousing on Rt. 322 and discussion ensued regarding placement of loading bays, landscaping design and aesthetics.

It was noted that these issues will have to be resolved in the amended redevelopment plan, as most warehousing will request these types of loading bays.

With no further discussion, the caucus adjourned at 7:03 p.m. upon a motion by Committeeman Battisti, seconded by Committeeman Frederick and unanimously passed.

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
OCTOBER 7, 2019
REGULAR MEETING 7:00 P.M.**

The meeting was called to order by Mayor Vernon Marino at 7:06 p.m. with the following statement:

The October 7, 2019 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 Frederick: PRESENT Santore: PRESENT
Matthias: PRESENT Marino: PRESENT

Also present on the dais were Solicitor Alice and Administrator/Clerk DiBella

Those present saluted the American Flag.

Committeeman Battisti moved to open the meeting to public comment for agenda items only.
Committeeman Frederick seconded. All were in favor.

Jordan Schlump, 10 Wilshire Drive noted that PILOT Agreement are often termed tax exemptions when in fact, there is no exemption. He added that PILOTS are based upon an agreed percentage of tax paid, of which the County receive 5% and the municipality retains the remainder. He feels it is important to the municipality and that the community understands that it is not tax free.

Angela Napoliello-Ivory, 3 Brockton Court asked where the proposed assisted living facility will be located. She was told it will be in front of the municipal building.

Ms. Napoliello-Ivory then asked if residents will have first dibs on jobs. Kathie Renner, Atty. for the applicant informed that construction jobs will be created. She further defined the difference between the PILOT Financial Agreement Ordinance and Resolution authorizing the Redevelopment Agreement.

Ms. Napoliello-Ivory requested the status of the Shop Rite application. Mayor Marino replied that it is still pending.

Beth Sawyer, Lexington Mews wished to address the Lexington Mews HOA trash removal costs once the township begins its contract with Logan Township.

Mayor Marino replied that other HOA's utilize front loaders and costs were less. He added that he has met with the property manager and added the process for Municipal Services reimbursements (MSA). He added that the township stands to save between \$60,000-\$100,000/year under the new contract. He added that the Lexington Mews issue is being discussed with the property manager. Ms. Sawyer replied that she feels the township should have negotiated costs instead of putting the burden on the HOA.

Kath Smith, Lexington Mews Said that she cannot believe the HOA was not provided notification of the new trash contract and asked why the resident's tax dollars are not as good as those in private homes.

Jennifer Plamio asked how the residents get to have a say. Mayor Marino responded that he is waiting for the property manager to get back to him with further quotes. Committeewoman Santore noted that Associa works for the HOA.

Renee Vincent, Lexington Mews HOA Treasurer said that the property manager is working on the issue and does not involve the resident's in every step. She added that she is confident with the property manager and hopes to get things figured out.

Jordan Schlump, 10 Wilshire requested information on the Paulsboro Road sewer extension. Mayor Marino replied.

Mary Jane Baker, 1007 Lexington Mews stated that front load dumpsters may not work and that the depots may need to be reconfigured.

Hearing no further comment, Deputy Mayor Matthias moved to close the public portion. Committeewoman Santore seconded. All were in favor.

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

2019-15 An Ordinance of the Township of Woolwich Amending Chapter 23 Entitled "Joint Land Use Board" of the Code of the Township of Woolwich, Specifically Section 23-11 "Furnishing of List of Property Owners"

Motion to open public hearing: Santore Second: Frederick All in favor
No comment

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

Motion to adopt: Santore Second: Frederick

Roll Call: Battisti: YES, Frederick: YES, Santore: YES, Matthias: YES, Marino: YES Motion carried

Mayor Marino noted the new hire within the municipal court office in the audience and requested a motion on the following resolution: **R-2019-241 Resolution Authorizing Hiring Within the Woolwich Joint Municipal Court Office.** Motion: Battisti Second: Santore

Roll Call: Battisti: YES, Frederick: YES, Santore: YES, Matthias: YES, Marino: YES Motion carried

Municipal Court Administrator Angela Kalnas introduced Christina Bowen to the Committee.

Mayor Marino read the following Ordinances by title only upon first reading:

2019-17 Ordinance Authorizing Financial Agreement for an Assisted Living Project for the Property Location at Block 28.01, Lot 2 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: Battisti Second: Matthias All in favor

2019-18 Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey, Amending Chapter 177 of the Code of the Township of Woolwich Entitled "Trees"

Motion: Frederick Second: Battisti All in favor

2019-19 Ordinance of the Township of Woolwich Accepting Jurisdiction and Control of Pancoast Road Located Between Kings Hwy (CR 551) and State Highway Route 322 and Amending Chapter 182 of the Code of the Township of Woolwich Accordingly Motion: Matthias Second: Battisti All in favor

This ordinance was held for discussion in closed session.

Committeeman Battisti moved to approve a consent agenda for resolutions R-2019-221 through and including R-2019-240. All were in favor.

R-2019-221 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2019-222 Resolution Authorizing Totally Disabled Veteran Tax Exemption-Block 27.01, Lot 21

R-2019-223 Resolution Authorizing Totally Disabled Veteran Tax Exemption-Block 28.06, Lot 15

R-2019-224 Resolution Authorizing Totally Disabled Veteran Tax Exemption-Block 57.02, Lot 1

R-2019-225 Resolution Authorizing Release and Closure of Escrow Accounts-Weatherby Equities

R-2019-226 Resolution Endorsing the Findings and Determination Statement and Authorizing the Clerk to Submit a Bingo License on the Behalf of the Four Seasons at Weatherby Games Association

R-2019-227 Resolution Authorizing Payment to White's Auto Body Repair in the Amount of \$698.68 for Repair of Vehicle Damage

R-2019-228 Resolution Authorizing Participation in the Governor's Council on Alcoholism and Drug Abuse Fiscal Grant Cycle July 2020-June 2025

R-2019-229 Resolution Authorizing Release of Letter of Credit #5037441 as Posted for the development Known as Villages at Weatherby-The Reserve, Section 2.2

R-2019-230 Resolution Authorizing the Execution of an Escrow Agreement Between the Township of Woolwich and Locke Partners, LLC

R-2019-231 Resolution Authorizing the Execution of an Escrow Agreement Between the Township of Woolwich and DPIF2 NJ 4 Woolwich 322,LLC

R-2019-232 Resolution Certifying that All Members of the Governing Body Have Reviewed the Annual Report of Audit for the Year 2018

R-2019-233 Resolution of the Township of Woolwich Making an Elevation Within the Woolwich Township Police Department

R-2019-234 Resolution of the Township Committee of the Township of Woolwich Supporting the Shared Services Agreement with the Township of Logan for Solid Waste/Recycling Collection and Disposal

R-2019-235 Resolution Designating Woolwich Gardens Realty, LLC Redeveloper of Block 28.01, Lot 2 on the Official Tax Maps of the Township of Woolwich Within the Weatherby Town Center Redevelopment Area

R-2019-236 Resolution Authorizing the Woolwich Township Joint Land Use Board to Review and Consider Adoption of an Amended Environmental Resource Inventory (ERI) Plan as a Part of Its Master Plan Reexamination Report

R-2019-237 Resolution of the Township of Woolwich Rejecting Bids for 2018 NJDOT Municipal Aid Program-Rainey and Viereck Roads

R-2019-238 Resolution Authorizing Totally Disabled Veteran Tax Exemption-Block 2.16 Lot 11

R-2019-239 Resolution Authorizing Street Opening Permit to South Jersey Gas-4 Victoria Drive

R-2019-240 Resolution Making an Appointment as Police Chaplain

Committeeman Battisti moved to adopt resolutions R-2019-221 through and including R-2019-240. Committeewoman Santore seconded.

Roll Call: Battisti: YES, Frederick: YES, Santore: YES, Matthias: YES, Marino: YES Motion carried

The following department reports were provided:

Tax Collector: \$9,696,183.41 (Aug.) remitted \$1,903,704.35 (Sept.)
Tax Sale Memo

Woolwich Fire Company: Monthly Report

Police Chief: Monthly Report

Chief Jaramillo noted a successful Swedesboro-Woolwich Day on 9-28. He noted that the S. Harrison Shared Service has been positive. He is working on getting the S. Harrison vehicles painted and on the road. Mayor Marino noted that all feedback from S. Harrison residents have been very positive.

Township Engineer: Monthly Report

Travis Grieman, R&V, advised that the firm is working on permitting for the Garwin Road project. Determination from Green Acres as to grant funding for the park expansion project is pending. A preconstruction meeting was held on the Shared Use Path Project, and work will be broken into two phases, with the bridge portion conducted in 2020.

Mayor Marino requested park project status and review of the firm's proposal. Mr. Grieman identified all tasks. Committeeman Frederick questioned project timeline. Mr. Grieman replied that some work will start in the spring/summer of 2020 with a year of heavy activity.

DOCD Report: Monthly Report

Mr. Blake advised that the St. Clare preservation project is moving forward. He also advised that the TDR Task Force met with a unanimous consensus on key items that will be voted upon in the near future, with the goal to effectuate changes to the TDR Ordinance by the end of the year.

Mr. Blake then noted that further testing requirements will have to be met in order to obtain state reimbursements on remediation activities and costs. He is waiting for additional quotes for the required testing.

The Committee also discussed signage for properties preserved under the TDR Program. A quote was received from Atlas in the amount of \$2,689.00 for 20 signs. Mayor Marino requested that additional quotes be obtained with authorization to approve the lowest quote. Committeeman Battisti seconded. All were in favor.

Administrator's Report: Monthly Report

The report was presented as self-explanatory. Ms. DiBella noted that remedial work on Chestnut Ridge is underway. She further thanked the solicitor and township engineer for their assistance as the township received \$19,000 from Alaimo to re-coup costs associated with the Back Creek Road project due to mistakes in guide rail end treatment specifications by the former engineer.

Municipal Services: Monthly Report

The following Township Committee liaison reports were provided:

Committeeman Battisti: Municipal Services; (Blds./Grounds/Code/UCC/Zoning/Public Works); Provided the number of permits and violations issued month of September. Advised of crosswalk painting, basin work, and repairs to irrigation. Municipal Alliance: Meeting of the Alliance will be scheduled soon.

Committeeman Frederick: Environmental: (SWEC, Green Team, Shade Tree, Open Space/Ag): Noted the introduction of the amended tree ordinance that evening. The SWEC received approval of \$1,000 towards conducting recycling awareness assemblies in the school district. Lake Narraticon cleanup will be held. The Commission continues to discuss plastic bag restrictions.

Committeewoman Santore: BDAC; Trash/Recycling: 13 missed pickups/month of September. 9/14 Shredding event collected just under 3 tons of paper. Thanked all for r participation in the 9/11 ceremony. Fire company has had a number of large jobs including a car carrier fire on the NJTP in which the cars were on fire as well. Proud to announce the \$300,000 SAFRE Grant award that will be used to improve safety and response time. Oct. 8th will be Fire Prevention Night at the firehouse.

Dep. Mayor Matthias: Educational Partners; (KRHS and SWSD); Kingsway track replacement project is underway. Homecoming game will be held on 10-10. S/W District is beginning its "Stop on red" Campaign. Congratulations to Laura Hubbard, S/W District, recipient of grant award for creative expressions. Recreation: Holiday Village and Tree Lighting at Locke Avenue Park is scheduled for Nov. 30th. Requested Halloween hours. Chief advised of 8:00 p.m. curfew on 10-30 and 10-31.

Mayor Marino: Administration: (Finance; Court; JLUB, TDR Task Force); Committee will know the direction of the TDR Amendments within the coming weeks. Public Safety: Commend the Police Department for the successful transition with S. Harrison. Courts have been quiet. Finance: Met with

DCA regarding reimbursable funding for shared services as the township is a high performer with shared services.

Under New Business:

The Committee accepted the resignation of Tom Thompson and Steven Tuttle for the DPW.

Eaise Landscaping Quotes-Mr. Blake presented and discussed landscaping quotes from Eaise. Discussion ensued regarding obtaining competitive quotes. Mayor Marino suggested that Mr. Blake attempt to obtain further quotes prior to the 10-21 meeting. He further suggested the Committee consider approving one quote in the amount of \$5,540 and pushing the other quotes to next year. Motion was made by Deputy Mayor Matthias and seconded by Committeeman Battisti to authorize the quote of Eaise in the amount of \$5,540. All were in favor.

Four Seasons at Weatherby HOA Reimbursement request-The Deputy Mayor advised of a request from Four Seasons HOA for township financial assistance with road maintenance costs. The HOA believes that as a 55+ community, they are not using the resources of the township fully. The Committee was not in favor of setting this type of precedence. No further action is warranted.

Governing Body was made aware that certain tweaking is underway on the Kings Landing Redevelopment Plan that will further be discussed in closed session.

Mayor Marino recommended the township go back to two meetings/month, with the first including a caucus meeting at 6:00 p.m. A meeting of the Township Committee was scheduled for October 21st beginning at 7:00 p.m.

Deputy Mayor Matthias moved to open the meeting to public comment. Committeeman Battisti seconded. All were in favor.

Jordan Schlump, 10 Wilshire Blvd. inquired of the silt fencing placed for the development of the property fronting the municipal building and was informed that the fencing was placed on municipal property.

Mr. Schlump further thanked Committeeman Battisti for his work on getting the support for the Community Garden which received blue ribbon honors, with the garden placing 4th out of 9 gardens chosen.

Mr. Schlump then asked the status of the MOU with GCIA and GCUA for sewer. Deputy Mayor Matthias advised that the MOU has been signed and is a pre-cursor to a formal agreement. He then asked gallonage and was told 880,000gpd He asked if the forced main will handle all gallonage and was told that it will. He then requested status of the Locke Avenue pump station and was told it will not be staged. Mr. Schlump further asked if the sewer map is staying the same and was told that the line cost coming from Woolwich to Mt. Royal will be shared 50/50 with the county; from the county landfill to Woolwich is county only, and Rt. 322 cost is Woolwich only. Mayor Marino further advised that payment will be recouped through PILOT's and Developer agreements along with connection fees.

Angela Napoliello-Ivory asked where the site assessment area is located and was told it is on the western portion of High Hill Road. She then asked the meaning of LSRP and was told it stands for

Licensed Site Remediation Professional. She asked that the Committee limit its use of acronyms.

Ann Dorsett of 169 Russell Mill Road told the Committee that Swedesboro-Woolwich Day was a great event and that she appreciated the professionalism experienced that day.

With no further comment, Committeewoman Santore moved to close the public portion. Deputy Mayor Matthias seconded. All were in favor.

Committeewoman Santore moved to approve the following resolution: **R-2019-242 Resolution for Closed Session**. Deputy Mayor Matthias seconded. All were in favor.

The Committee entered closed session at 8:52 p.m. for the purpose of discussing the following matters:

Personnel Matter
Potential Litigation-Meadow Woods Erosion
Litigation-GLO-L-001167-19
Contractual Matters: Redevelopment

The regular meeting reconvened at 9:38 p.m. upon a motion by Committeewoman Santore, seconded by Committeeman Battisti and unanimously passed.

Motion was made by Committeeman Battisti and seconded by Committeewoman Santore to approve resolution **R-2019-243 Resolution Designating Woolwich Center Square Partners II Limited Liability Company redeveloper of Block 28.01, Lot 2.02 on the Official Tax Maps of the Township of Woolwich Within the Weatherby Town Center Redevelopment Area**.

Roll Call: Battisti: YES, Frederick: YES, Santore: YES, Matthias: YES, Marino: YES Motion carried

Motion was made by Committeeman Battisti and seconded by Committeewoman Santore to introduce Ordinance **2019-19 Ordinance of the Township of Woolwich Accepting Jurisdiction and Control of Pancoast Road Located Between Kings Hwy (CR 551) and State Highway Route 322 and Amending Chapter 182 of the Code of the Township of Woolwich Accordingly**

Roll Call: Battisti: YES, Frederick: YES, Santore: YES, Matthias: YES, Marino: YES Motion carried

Committeeman Battisti moved to approve the following minutes. Deputy Mayor Matthias seconded, noting an amendment to the minutes of 9-3 wherein Committeeman Frederick abstained from approval of Verizon bills as opposed to Committeeman Battisti.

September 3, 2019 Caucus, Regular Meeting, Closed Session

September 9, 2019 Special Meeting

September 30, 2019 Special Meeting

All were in favor.

Committeewoman Santore moved to approve the bills and purchase orders. Committeeman Battisti seconded.

Roll Call: Battisti: YES, Frederick: YES (abstain from Verizon bills), Santore: YES, Matthias: YES, Marino: YES Motion carried

With no further business, motion was made by Committeeman Battisti and seconded by

Committeeman Frederick to adjourn the meeting. All were in favor.

The meeting adjourned at 9:41 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk