

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
DECEMBER 2, 2019
CAUCUS-6:00 P.M.**

Call to order:

The December 2, 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:

Flag Salute:

Privilege of the Floor: The public is reminded to please stand and state their name and address for the record prior to addressing the Committee.

Discussion of agenda items:

Committee Discussions: (Any other pertinent matters):

Adjournment:

Regular Meeting-7:00 p.m.

Call to order:

The December 2, 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:

Flag Salute:

Privilege of the Floor/Agenda Items: The public is reminded to please stand and state their name and address for the record prior to addressing the Committee.

Ordinances:

2019-24 An Ordinance of the Township of Woolwich Amending the Submission Checklist for Use Within the Woolwich Township Joint Land Use Board Second Reading/Public Hearing

Resolutions of Consent Agenda:

R-2019-279 Resolution Authorizing a Street Opening Permit to S. Jersey Gas-156 Homestead Court

R-2019-280 Resolution Authorizing Disposal of Certain Township Owned Equipment and Personal Property from the Fixed Asset List of the Township of Woolwich

R-2019-281 Resolution of the Township Committee of the Township of Woolwich Referring a Proposed Amendment to the Woolwich Township Master Plan to the Joint Land Use Board and Instructing the Board to Review and Consider for Passage Said Amendments

R-2019-282 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2019-283 Resolution Authorizing Totally Disabled Veteran Exemption

Reports: Month of Nov.
Tax Collector: \$ _____

Woolwich Fire Company: Monthly Report

Police Chief: Monthly Report

Township Engineer: Monthly Report

DOCD Report: Monthly Report

Administrator's Report: Monthly Report

Municipal Services: Monthly Report

Liaison Reports:

Committeeman Battisti: Municipal Services; (Blds./Grounds/Code/UCC/Zoning/Public Works);
Municipal Alliance

Committeeman Frederick: Environmental: (SWEC, Green Team, Shade Tree, Open Space/Ag)

Committeewoman Santore: BDAC; Trash/Recycling

Dep. Mayor Matthias: Educational Partners; (KRHS and SWSD); Recreation

Mayor Marino: Administration: (Finance; Court; JLUB, TDR Task Force); Public Safety

Old Business:

New Business: Notification of NJDOT Municipal Aid Grant \$260,000 High Hill Road
Shared Use Path Phase 3

Well Deed of Easement

Privilege of the Floor: The public is reminded to please stand and state their name and address for the record prior to addressing the Committee.

R-2019-284 Resolution for Closed Session: Personnel: Police

Approval of Minutes:

November 4, 2019 Caucus and Regular Meeting
November 18, 2019 Regular Meeting and Closed Session

Approval of Bills and Purchase Orders:

Adjournment:

NOTICE PURSUANT TO N.J.S.A. 10:4-8(d)

The items listed on the tentative agenda of the Mayor and Township Committee of the township of Woolwich constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING THE SUBMISSION CHECKLIST FOR USE
WITHIN THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD**

2019-24

WHEREAS, the Township of Woolwich adopted a checklist for the purpose of determining the completeness of development applications to be heard by the Woolwich Township Joint Land Use Board; and

WHEREAS, in the interest of public safety, the Woolwich Township Joint Land Use Board has suggested that the adopted "checklist" be amended to require that reflective fire hydrant pavement markers are included on plans submitted for development applications; and

WHEREAS, the Woolwich Township Joint Land Use Board has recommended that the Woolwich Township Committee amend said Checklist to include the suggested language per Resolution 2019-32 adopted by the Joint Land Use Board on November 7, 2019:

WHEREAS, the Township Committee of the Township of Woolwich wishes to act upon said recommendations:

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Woolwich as follows:

SECTION 1.

The Checklist attached hereto and made a part hereof as amended is hereby adopted by the Township Committee of the Township of Woolwich for use by the Woolwich Township Joint Land Use Board as its checklist for development applications pursuant to N.J.S.A. 40:55D-10.3.

SECTION II. REPEALER

Repealer. All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION III. SEVERABILITY

Severability. Each section of this Ordinance is an independent section, and the holding of any section or part thereof to be unconstitutional, void or ineffective, shall not be deemed to affect the validity or constitutionality of any other sections or parts thereof.

SECTION IV. EFFECTIVE DATE

Effective Date. This Ordinance shall be effective upon final adoption and publication pursuant to law.

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

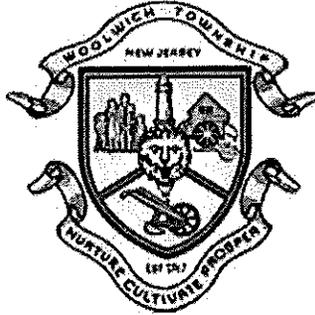
The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 18th day of November, 2019. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance, at a special meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 2nd day of December, 2019 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 7:00 p.m.

Jane DiBella, Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 2nd day of December, 2019.

Jane DiBella, Clerk



**WOOLWICH TOWNSHIP
JOINT LAND USE BOARD**

120 VILLAGE GREEN DRIVE
WOOLWICH TOWNSHIP, NJ 08085

PHONE: (856) 467-2666 EXT. 3107

FAX: (856) 467-9775

Date: November 8th, 2019

To: Jane DiBella, Administrator/Clerk

From: Julie Iacovelli, JLUB Secretary

Re: Resolution 2019-32

Jane,

For your files, please be in receipt of the follow Resolution as adopted by the Woolwich Township Joint Land Use Board on November 7th, 2019:

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING PROPOSED CHANGES TO THE ZONING ORDINANCE.

Julie Iacovelli

JLUB Secretary

RESOLUTION #2019-32

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING PROPOSED CHANGES TO THE ZONING ORDINANCE

WHEREAS, the Woolwich Township Joint Land Use Board ("JLUB"), at its regularly scheduled meeting on September 19, 2019 reviewed and discussed a potential addition to the Board's official checklist for development applications, specifically a change which would insure reflective fire hydrant pavement markers are included on plans submitted to the JLUB for review and approval; and

WHEREAS, the Woolwich Township Joint Land Use Board determined that the inclusion of reflective fire hydrant markers was in the best interest of the citizens of Woolwich Township, would greatly assist the Township's Fire Department in responding to any fire incident that would occur in the Township by making the location of fire hydrants more easily recognizable and, in turn, provide a greater degree of safety and protection for the Woolwich Township citizens; and

WHEREAS, the Woolwich Township Joint Land Use Board after review and discussion instructed the JLUB's Planner to present the JLUB with a proposed amendment to the JLUB's official land development checklist, as set forth in Chapter 23 of the Township Code, to add a line item requiring applicants to provide reflective fire hydrant pavement markers on submitted plans; and

WHEREAS, the Woolwich Township Joint Land Use Board's Planner, J. Timothy Kernan, PE, PP, CME has provided the JLUB with a memorandum dated October 25, 2019 which includes a proposed amendment to the JLUB's official land development checklist, a copy of which is attached hereto as Exhibit A and made a part of this resolution; and

WHEREAS, the Woolwich Township Joint Land Use Board hereby determines that the amendments proposed in Exhibit A, attached hereto, meet the goals expressed by the JLUB in assisting the Township's Fire Department in responding to any fire incident that would occur in the Township by making the location of fire hydrants more easily recognizable and, in turn, provide a greater degree of safety and protection for the Woolwich Township citizens; and

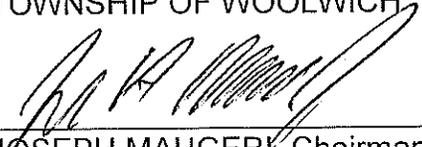
WHEREAS, the Woolwich Township Joint Land Use Board hereby recommends to the Woolwich Township Mayor and Committee that the proposed amendments contained in Exhibit A attached hereto be adopted by Ordinance and made a part of the Woolwich Township Joint Land Use Board's official land development checklist.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, as follows:

The Woolwich Township Joint Land Use Board recommends the adoption by

the Woolwich Township Mayor and Committee, of the proposed amendments to the Woolwich Township Joint Land Use Board's official land development checklist, as set forth in Chapter 23 of the Township Code, regarding the requirement to include reflective fire hydrant markers on plans submitted by developers, as prepared by the Board's Planner, J. Timothy Kernan, PE, PP, CME and as set forth in Exhibit A, attached hereto.

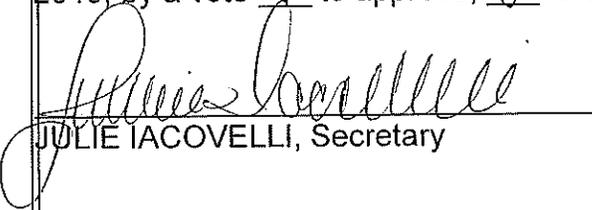
JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was adopted and memorialized at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 7th day of November 2019, by a vote 9 to approve, 0 to oppose and 0 to abstain.



JULIE IACOVELLI, Secretary

In favor of the resolution: M. Blake, Jeasella, C. Grasso, J. Juliano, V. Marino,
N. Matthias, B. Rushton, A. Schwager, J. Maugeri.

Opposed to the resolution:

Abstained:

AIMINO & DENNEN, LLC
ATTORNEYS AT LAW

40 Newton Avenue
Woodbury, New Jersey 08096



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

500 Scarborough Drive, Suite 108
Egg Harbor Township, NJ 08234
T: 609.910.4068
F: 609.390.0040
www.maserconsulting.com

MEMORANDUM

To: Joseph Maugeri, Chairman and Joint Land Use Board Members

From: J. Timothy Kernan, PE, PP, CME *JTK*

Date: October 25, 2019, Revised November 8, 2019

Re: Recommended Addition to JLUB Submission Checklist
MC Project No. WOP010

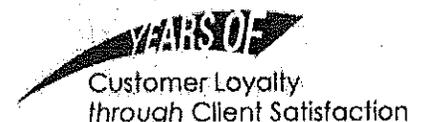
For discussion by the Joint Land Use Board (JLUB), below please find a recommended addition to the JLUB submission requirements checklist. The change is intended to ensure reflective fire hydrant pavement markers are included on plans submitted with a development application in accordance with Chapter 23, Joint Land Use Board.

Proposed additions to the Checklist are indicated below as italic and underlined text. A line is struck through text that is proposed to be deleted.

Notes:

- 1. The checklist numbers should change in succession going thru to the end of the list.*
- 2. Reference of this change would also need to be filed with General Code identifying the adoption date and ordinance number.*

R:\Projects\WOP\code sections\191023_memo_JLUB checklist change.docx



"Exhibit A"

**Woolwich Township
Land Use Board
Submission Checklist**

The following completed checklist must be submitted with each application to the Woolwich Township Joint Land Use Board. A check mark should be placed next to each item in the Status column on the line marked Applicant as to whether the item is Complete, Not Applicable, requires a Waiver Request or is Incomplete. Each application will be reviewed by the Woolwich Township Completeness Subcommittee. Any Waiver Requests will be reviewed at that time. Once the application is deemed to be **Complete**, the application will be scheduled for a public hearing. **DO NOT PUBLISH NOTICE** to the property owners within 200 feet, other interested parties, or in the newspaper, **until you receive formal written notification from the Land Use Office of Woolwich Township that your application is complete.**

*“As per Township ordinance (2019-15) a list of property owners
must be current within 75 days of public hearing”*

Please check all that are applicable:

- | | |
|---|---|
| <input type="checkbox"/> Concept Plan | <input type="checkbox"/> Interpretation of the Zoning Map or Ordinance [NJSА 40:55D-70b] |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> C-1 Variance [NJSА 40:55D-70c (1)]
“Hardship” Variance – Unique to Topography Conditions, Shape and Physical Features which affect a specific property. |
| <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> C-2 Variance [NJSА 40:55D-70c (2)]
Deviation from Township Ordinance – “Bulk” Variance – Flexible (Benefits vs. Detriments) |
| <input type="checkbox"/> Preliminary Major Subdivision | <input type="checkbox"/> D Variance (Use Variance) [NJSА 40:55D-70d]
(1) Variance for a non-permitted use or Principal Structure
(2) Expansion of a Nonconforming Use
(3) Deviation from Conditional Use Standards
(4) Floor Area Ratio
(5) Increase in Permitted Density
(6) Height of Principal Structures |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Other |
| <input type="checkbox"/> Preliminary Major Site Plan | |
| <input type="checkbox"/> Final Major Site Plan | |
| <input type="checkbox"/> General Development Plan (GDP) | |
| <input type="checkbox"/> Conditional Use | |
| <input type="checkbox"/> Appeal the decision of an Administrative Officer of the Township | |
| <input type="checkbox"/> TDR
Parcel(s) is located within a designated Transfer of Development Rights Area:
Receiving Area _____
Sending Area _____ | |

- (1) Requires a TDR credit adjustment resulting from variances and/or subdivision for an existing or proposed single-family detached house, farmstead or lot per 203-54 H & I of Ord. No. 2014-09
- (2) Submission of an Application for TDR Credit Appeal per 203-53 A-G of Ord. No. 2014-09
- (3) Submission of an Application for TDR Credit Enrollment per 203-54 C & G of Ord. No. 2014-09
- (4) Submission of an Application for Assignment or Reassignment of TDR Credits per 203-54 D-E of Ord. No. 2014-09
- (5) Submission of an Application for Credit Use and Extinguishment as defined in Section 203-54 F of Ord. No. 2014-09
- (6) Submission of an Application for Reassignment or Disenrollment as defined in Section 203-55 A-F of Ord. No. 2014-09

PROJECT NAME: _____ BLOCK # _____ LOT # _____

Certification:

The undersigned hereby certifies that he/he has read the Township’s “Complete Streets Policy” and that the design of the project adheres to the goals and objectives of said policy. The undersigned further certifies that he/she has contacted the Township’s Director of Community Development for assistance and has become familiar with the Townships Master Plans and Elements as relates to the project.

BY: _____ DATE: _____

**Woolwich Township Joint Land Use Board
SUBMISSION REQUIREMENTS CHECKLIST:**

		Requirements								Item Description	Status				
40.		●			●	●	●	●		Locations and details of identification signs, traffic control signs and directional signs.	Applicant				
											Official Use				
<u>41.</u>					●	●	●	●		<u>Locations and details of blue reflective fire hydrant pavement markers in accordance with NJDOT standards.</u>	Applicant				
											Official Use				
41. <u>42.</u>		●		●	●	●	●	●	●	Locations of driveways, proposed and existing, on and within 200 feet of the tract.	Applicant				
											Official Use				
42. <u>43.</u>		●			●	●	●	●		Site triangles per AASHTO standards at intersections and points of ingress/egress.	Applicant				
											Official Use				
43. <u>44.</u>		●			●	●	●	●	●	Vehicular and traffic circulation patterns.	Applicant				
											Official Use				
44. <u>45.</u>		●	●		●	●	●	●	●	Location and delineation of parking and loading areas.	Applicant				
											Official Use				
45. <u>46.</u>					●	●	●	●		Pavement details of proposed traffic circulation areas, parking and loading areas, and streets.	Applicant				
											Official Use				
46. <u>47.</u>					●	●	●	●	●	Name, location and width of proposed and existing streets and rights-of-way on and within 500 feet of tract.	Applicant				
											Official Use				
47. <u>48.</u>								●		Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and control angles for all rights-of-way on streets.	Applicant				
											Official Use				
											Official Use				

**RESOLUTION AUTHORIZING STREET OPENING PERMIT TO SOUTH JERSEY
GAS-156 HOMESTEAD COURT
R-2019-279**

WHEREAS, a Street Opening Permit application has been filed by South Jersey Gas Company for a street opening permit to install gas service to 156 Homestead Court per the attached application; and

WHEREAS, the Township Engineer has reviewed the application and accompanying documentation and has issued a response as attached hereto which authorizes the issuance of said permit with certain conditions; and

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That the Woolwich Township Committee hereby authorizes the issuance of a street opening permit to South Jersey Gas Company, per said application filed and in accordance with the Engineer's comments for the installation of gas service to **156 Homestead Court** subject to the following conditions:
 - Applicant shall provide 48 hour notice to the Township Engineer.
 - All asphalt paving openings must be restored with the following specifications:
 - Two inch (2") thick. Hot Mixed Asphalt (HMA) 9.5M64, which replaces the Marshall mix design, top course. All top course paving must be completed 48 hours after installing stabilized base paving.
 - Six inch (6") thick HMA 19M64 stabilized base course.
 - 20:1 sand/cement subbase.
 - Provide tack coat on all surfaces before paving.
 - All non-asphalt pavement restorations (ie: lawns, etc.) shall be completed within 30 days. All lawns should be restored with sod. The Township Engineer shall approve all other restorations.
 - Inspection escrow must be posted with the Township prior to the start of construction.
 - The applicant shall provide all outside agency approvals, as required.
 - Contractor will notify all residents along proposed pipeline path prior to construction start. Along with this notification, homeowners will be asked to notify the contractor of any items of concern that relate to their property (underground private structures (such as sprinklers), property markers, septic and wells etc. along with landscaped areas).
 - Contractors shall attempt to meet with residents during the construction project to address concerns they might have.
 - Contractor will videotape area where pipeline is to be installed prior to construction start for documentation purposes.
 - Proposed pipeline will be installed by a combination of bore, plow and open-cut methods. Bore and plow are the preferred means of construction, but when open

cutting of trenches occurs during construction project, the contractor will make every effort to keep disturbance to a minimum.

- Contractor will restore all areas disturbed to same conditions and all non-vegetated areas must be re-seeded.
- South Jersey Gas contractor must use the bore method of installation at all Township roads and paved driveways unless approved by the Township Engineer.

Adopted this 2nd day of December, 2019

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 2nd day of December, 2019.

Jane DiBella, Clerk

RESOLUTION AUTHORIZING DISPOSAL OF CERTAIN TOWNSHIP OWNED EQUIPMENT AND PERSONAL PROPERTY FROM THE FIXED ASSET LIST OF THE TOWNSHIP OF WOOLWICH

R-2019-280

WHEREAS, the Township of Woolwich keeps, maintains and updates its Fixed Asset Accounting System as required by the State of New Jersey Division of Local Government Services Technical Accounting Directive 85-2; and

WHEREAS, due to terminal failures or reaching the end of the useful life of equipment in the normal course of business it becomes necessary to dispose of said fixed assets; and

WHEREAS, the Township Committee of the Township of Woolwich authorized, in accordance with NJSA 40A:11-36, the assets to be either sold by sealed bid and/or transferred to another body politic and/or sold at private sale and/or destroyed, which equipment and personal property are therefore to be removed from the fixed asset list as attached hereto; and

WHEREAS, all manner of disposition of said property was conducted in accordance with NJSA 40A:11-36;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows;

1. That the Fixed Asset Accounting System of the Township of Woolwich as required by the State of New Jersey Division of Local Government Services Technical Accounting Directive 85-2, be and is hereby updated to dispose of the property as attached hereto.
2. That all property has been disposed of in accordance with NJSA 40A:11-36, as documented within the files of the Township of Woolwich.

Adopted this 2nd day of December, 2019

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 2nd day of December, 2019

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WOOLWICH REFERRING A PROPOSED AMENDMENT TO THE WOOLWICH
TOWNSHIP MASTER PLAN TO THE JOINT LAND USE BOARD AND
INSTRUCTING THE BOARD TO REVIEW AND CONSIDER FOR PASSAGE SAID
AMENDMENTS**

R-2019-281

WHEREAS, the Township of Woolwich adopted the Weatherby General Development Plan in 1998, which proposed a large residential development of single family and multi family dwelling units, a commercial town center and open space areas; and

WHEREAS, the proposed commercial uses in the town center included florist, banks, grocery stores, dry cleaners, pharmacies, realtors and other similar business types; and

WHEREAS, the Weatherby development is found within the Woolwich Township Zoning Ordinances as a “Planned Unit Development” (PUD) within Chapter 203-45 of the Woolwich Township Code; and

WHEREAS, by judicial decision, the intents and uses found within Chapter 203-45 of the Woolwich Township Code as written to allow “retail sales and services” as permitted uses have been deemed to not include include “supermarkets’ and

WHEREAS, while the Township of Woolwich clearly intended to include supermarkets as a permitted use within the definition of “retail sales and services”, its intent was nonetheless challenged; and

WHEREAS, it is the Township’s desire to amend its Master Plan Documents to clearly indicate its intent to specifically define the permitted uses within the Weatherby PUD, and through said amendments, the Township of Woolwich wishes to clarify that supermarkets are contemplated, permitted and desired in the Weatherby PUD zone; and

WHEREAS, the Township Committee of the Township of Woolwich wishes to instruct the Woolwich Township Joint Land Use Board to review and consider for passage amendments to the Woolwich Township Master Plan s attached hereto and incorporated within the body of this resolution by reference:

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That the Township Committee of the Township of Woolwich wishes to instruct the Woolwich Township Joint Land Use Board to review, discuss and consider recommendations as to an amendment to the Woolwich Township Master Plan specifically as follows:

- A. The Township should consider amending the Weatherby Town Center Redevelopment Plan to more specifically indicate which retail sales and service uses are permitted including, but

not limited to supermarkets. Additionally, a definition of a shopping Center should be created so to clarify what uses could be contained within.

- B. The Township should consider amending the underlying PUD Zoning District to permit additional retail uses and clarify what is permitted under the use Retail sales and services including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, including convenience stores, specifically what is meant by food as a retail use.

Adopted this 2nd day of December, 2019

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 2nd day of December, 2019.

Jane Dibella, Clerk

GENERAL AMENDMENT OF THE MASTER PLAN WOOLWICH TOWNSHIP Gloucester County, New Jersey

November 25, 2019

Adopted by the Joint Land Use Board: _____, 2019
(Resolution # _____)

Prepared By:



232 Kings Highway East
Haddonfield, New Jersey 08033

Joseph M. Petrongolo, P.P., C.L.A., R.L.A.
Senior Associate
License #31LI00525100

Ashton G. Jones, P.P, AICP, CFM
Planner
License #33LI00633800

J. Timothy Kernan, PE, PP, CME
License #33LI00540000

I. Introduction

This document serves as an amendment to the Township's Master Plan. The original Master Plan was created in 2003, updated in 2008 and most recently amended with the 2016 Reexamination Report.

While these documents establish clear goals for the future of Woolwich Township, this amendment seeks to provide additional support and clarification. Specifically, this amendment seeks to clarify the Township's intent as it relates to the areas within the Weatherby GDP, Planned Unit Development (PUD) District and the Weatherby Town Center Redevelopment Area.

II. Background

The Weatherby Town Center Redevelopment Plan was the direct result of decades old planning efforts within Woolwich Township. Starting with the May of 1998 adoption of the Weatherby General Development Plan, which proposed a large residential development providing for single-family dwellings, multi-family housing units, a commercial town center and preserved open space. The proposed town center area was planned to emerge as the public and commercial core of the community. Proposed uses in the town center include florist, banks, grocery stores, dry cleaners, pharmacies, realtors and other similar business types. While this GDP expired in 2018 due to the 20-year limit on its approval, the planning basis behind these concepts remains applicable.

As stated directly in the "Woolwich Township Zoning Ordinance", the Planned Unit Development (PUD) District was specifically designed to implement the intent and purpose of the Weatherby General Development Plan. Furthermore, nonresidential uses on land owned by Summit Ventures or its successors shall be generally located within the areas designated as the Weatherby Commercial Overlay and the town center area shown in the Weatherby General Development Plan.

The need for this amendment and clarification ~~is was the result of a recent judgement decision motion by Judge Anne McDonnell J.S.C. in a motion filed by a potential competitor to a proposed ShopRite supermarket, ruling that a supermarket is not a permitted use within the Weatherby Town Center Redevelopment Plan since it is not specifically called out and as a result the Planning Board's approval of a ShopRite supermarket was infelicitously granted in error.~~ The main issue establishing this decision is that "supermarket" is a specific permitted use in certain districts of the Woolwich Township Zoning Ordinance but is not directly indicated in the Weatherby Town Center Redevelopment Plan. The Redevelopment Plan lists 24 permitted uses, with a wide range of uses being allowed. One of these permitted uses includes "Retail sales and services" which the Township considers an all-encompassing term to include numerous retail types. However, due to the term "supermarket" being explicitly used as a permitted use in other zoning districts, if it was intended to be permitted in this Redevelopment Area, it should be clearly stated in the plan, according to the Court. Amending the Master Plan to provide further clarity as it relates to the Township's intent for the Weatherby GDP helps provide future decision makers clear understanding as to the Master Plan goals and objectives and allows planning documents to be more consistent and aligned with the Township's long range planning documents.

III. Purpose

It is the Township's desire to amend its Master Plan ~~documents~~ to further indicate that commercial development was desired within the Weatherby GDP Redevelopment Area, PUD District and Weatherby Town Center Redevelopment Area ~~GDP~~ and furthermore that this development should provide a mix of commercial uses.

IV. Amended Master Plan Goals and Objectives

The assumption, goals and objectives as indicated in the 2003 Master Plan and restated in the 2016 Reexamination Report remain viable and are indicated below. In an effort to clarify the intent of the Master Plan and effectuate the Township's desire to permit additional commercial uses within the PUD District and the Weatherby Town Center Redevelopment Area, the previously stated objectives are hereby amended (proposed additions are underlined below):

Assumption: Woolwich Township will experience extensive growth pressure through the six-year horizon of this Master Plan. The rate of increase of both population and dwelling units in Woolwich Township was among the strongest in the entire South Jersey Region during the decade of the 1990s and that trend is expected to continue during the foreseeable future. At the same time, median incomes have increased to among the highest in the region.

Goal: To preserve and enhance the quality of life in Woolwich Township in the face of rapid development.

Objective: Insure that new development is well designed and adheres to recognized principles of good planning and smart growth.

Objective: Strengthen ordinances that enhance community character such as design standards, landscaping and buffer regulations, and signage control.

Objective: Preserve open space opportunities through public and private actions.

Objective: Retain the existing character of the community, to the extent practical, through open space preservation.

Objective: Encourage commercial development in the Weatherby Town Center and along the 322 Corridor while limiting nonresidential encroachments into residential neighborhoods.

Objective: Provide all residents access to essential commercial services within the boundaries of the Township including, but not limited to, supermarkets, banks, gas stations and general retail.

Assumption: Smart growth policies will be favored over patterns of sprawl.

Goal: To promote orderly growth within the Township.

Objective: Review current densities with an eye towards balancing designated growth nodes with lower density environs.

Objective: Develop in accordance with the State Plan and encourage the creation of communities of place. However, some land use assumptions of the State Plan may need to be reassessed, including tier designations and utility service areas.

Objective: Concentrate new development around established nodes or at planned locations that are well served by utilities and the road network.

Objective: Explore opportunities for land conservation during the process of subdividing tracts of land.

Objective: Encourage a sound fiscal mix of future uses.

Objective: Strengthen commercial and retail options by providing a range of uses in Township town centers, specifically in the Weatherby GDP area, Woolwich-Kings Landing Regional Center and, Auburn Road Village Center.

Assumption: Woolwich Township will continue to be an attractive place to live.

Goal: To provide a safe and attractive residential environment.

Objective: Provide a variety of housing opportunities and dwelling types for residents at all income levels.

Objective: Comply with applicable laws and policies regarding affordable housing.

Objective: Insure that major new residential development contributes fairly to the provision of needed services, including recreation.

Assumption: Woolwich Township's demographic profile, the rapid growth of the Township and the surrounding area, and lack of significant existing retail opportunities, offer the potential for an expansion of retail and related development opportunities, including opportunities for mixed-use development.

Goal: Provide conveniently located and well-designed retail and commercial opportunities to serve Woolwich residents and the surrounding area.

Objective: Provide opportunities for more intensive regional-scale retail development, which will become possible once sewer and water can be provided to the Route 322 Corridor.

Objective: Due to limitations in the road network, retail activities in the area now designated as Woolwich's Town Center should be directed towards a community-scale market and should be integrated with other planned community facilities. Mixed office and/or apartment uses in this area shall be permitted.

Objective: Community-scale services such as, but not limited to, supermarkets, banks, gas stations and general retail should be integrated and located in proximity of population centers.

Objective: Support mixed-use zoning that is adaptive to commercial real-estate trends. Retail activities should be directed towards specific retail, commercial and entertainment sectors that are currently lacking within the Township

Goal: Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability.

Objective: Review existing patterns of zoning to determine if any changes are necessary in the areas designated for office and light industrial use.

Assumption: An ever-increasing range of public services will be required as Woolwich Township continues to grow.

Goal: To provide a full range of community services to residents of Woolwich Township.

Objective: Provide a new municipal administration building capable of meeting the current and projected needs of the Township.

Objective: Provide enhanced public safety service, including police, fire, and EMS, to meet the current and projected needs of the population.

Objective: Work with the local and regional school districts to provide appropriate locations for necessary new school facilities.

Objective: Work with the Gloucester County MUA, the Borough of Swedesboro and/or Logan Township to cooperatively determine the appropriate future rules and boundaries of sewer and water service areas.

Objective: Work cooperatively with the County and Regional Planning Agencies, recognizing that some adjustments to current policies may need review.

Objective: Provide opportunities for private and quasi-public institutional uses, including houses of worship, recreational facilities, and similar uses.

Assumption: There is, and will be, a need for improvements to the local and regional circulation system as it affects Woolwich Township.

Goal: To work with State, County, and Local Officials to improve the traffic circulation system within and through the Township.

Objective: Encourage NJ DOT and Regional officials to improve US Route 322.

Objective: Work cooperatively with County officials to upgrade County highways within Woolwich Township.

Objective: Review existing street patterns to determine if new streets are required to improve cross-township traffic patterns, including bypasses of congested areas.

Objective: Take every opportunity to create an effective system of pedestrian sidewalks, particularly on collector and arterial roadways, during the subdivision and site plan approval process. Encourage the provision of trails and bikeways during the plan review process.

Objective: Encourage the development of opportunities for public transportation in cooperation with regional agencies.

Assumption: The preservation and conservation of Woolwich's natural and cultural resources will increase in importance as the community develops.

Goal: To protect environmentally sensitive lands in the Township.

Objective: Enforce environmental policies.

Objective: Protect all sensitive lands through public and private action.

Objective: Link various areas of the township through a system of greenways, made available to the public through either acquisition or conservation easements.

Objective: Ensure that all municipal policies protect and favor the environment.

Goal: To protect historic and cultural resources in the Township.

Objective: Identify and protect historic resources.

Objective: Foster opportunities for the arts.

V. Updated Recommendations

In addition to those previously stated in the 2016 Reexamination Report, this amendment proposes adding the following development recommendations:

- A. The Township should consider amending the Weatherby Town Center Redevelopment Plan to more specifically indicate which retail sales and service uses are permitted including, but not limited to supermarkets. Additionally, a definition of a Shopping Center should be created so as to clarify what uses could be contained within.
- B. The Township should consider amend the underlying PUD Zoning District to permit additional retail uses and clarify what is permitted under the use Retail sales and services including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, including convenience stores, specifically what is meant by food as a retail use.

VI. Weatherby Town Center Description - Land Use Element

The 2016 Master Plan Update contained a Land Use Element focused largely on providing an update to the Transfer of Development Rights (TDR) Plan. While this update provided additional vision as it related to the two TDR receiving zones, Kings Landing Regional Center and Auburn Road Village, this does not diminish the importance of other areas within the Township. Weatherby, a 4,500-unit development, was the first major residential construction project within the Township and spearheaded the Township's growth

in the early 2000s. As Weatherby is not in the 2016 Land Use Element Update, it is now appropriate to more accurately describe the Township's vision for this critical area.

The Weatherby General Development Plan (GDP) was approved May 14, 1998 and revised September 14, 1998. While it should be noted that the approval of the GDP has since expired, this document is still relevant in the background and planning history of the area. The Weatherby General Development Plan was intended to include all the uses required for a complete community such as parks, public facilities, commercial centers and a variety of single-family and multi-family dwellings.

The Planned Unit Development (PUD) District was created to specifically implement the intent and purpose of the GDP. The zoning provides for a mixture of dwelling types as well as nonresidential uses and is intended to apply to the area designated as "town center" within the Weatherby General Development Plan. This area is expected to provide opportunities for community-level rather than regional commercial uses, serving the needs of Weatherby and nearby neighborhoods. Community-level commercial uses include, but are not limited to, office, restaurants, hotels, theaters, retail sales (including food, florist items, drugs), shopping centers, convenience commercial facilities and other uses of the same general character. While not specifically indicated in the PUD use regulations, banks, grocery stores, dry cleaners, realtors and other similar business requiring market area population of between 2,500 and 12,000 residents are specifically indicated in the GDP.

The Weatherby Town Center Redevelopment Plan was approved in September 2018, establishing an 11-Lot, 88.7-acre Redevelopment Area. The area includes parcel in both the PUD, and the Residential Zone (R-3) Districts. The Redevelopment Plan serves as an overlay with additional standards, uses and regulations.

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO TRANSFER OR REFUND OVERPAYMENT OF TAXES

R-2019-282

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey, that it hereby authorizes the Woolwich Township Tax Collector to process the following transfer to the 2019/2020 tax year and/or refund as noted:

Block 2.17 Lot 19 Carol Quinn \$ 250.00 refund Veteran approval 2019

Adopted this 2nd day of December, 2019

TOWNSHIP OF WOOLWICH

Vern Marino, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich, at a meeting held on the 2nd day of December 2019.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING TOTALLY DISABLED VETERAN EXEMPTION
R-2019-283**

WHEREAS, certain disabled veterans are entitled to an exemption from payment of real estate taxes otherwise due pursuant to N.J.S.A. 54:4-3.30 et seq.; and

WHEREAS, the Gloucester County Tax Assessor has made a determination that Todd Daniel Geiger qualifies for said exemption;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey, that it hereby authorizes the Woolwich Township Tax Collector to refund and /or cancel taxes as set forth below. The previous owner is responsible for the first 70 days of the 3rd quarter of 2019 tax year.

Block 31.02	Lot 31	Todd Daniel Geiger	\$ 843.16 refund & cancel 3rd qtr. 2019
			3,540.02 refund & cancel 4 th qtr. 2019
			3,525.95 cancel 1 st qtr. Taxes 2020
			3,525.94 cancel 2 nd qtr. Taxes 2020

TDV approved on September 9, 2019

Adopted this 2nd day of December, 2019

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 2nd day of December 2019.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF WOOLWICH; PERSONNEL: POLICE
R-2019-284**

WHEREAS, the Township Committee of the Township of Woolwich is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Woolwich Township Committee to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that:

1. The Woolwich Township Committee shall hold a closed meeting from which the public shall be excluded on **December 2, 2019**.
2. The general nature of the subject to be discussed at said closed meeting shall be;

Personnel: Police

The minutes of said closed meeting shall be available for disclosure to the public consistent with N.J.S.A. 10:4-13, when the items which are the subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

Adopted on the 2nd day of December, 2019

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Clerk

Vernon Marino, Mayor