

PLEASE NOTE:

THE MEETING FORMAT HAS BEEN CHANGED FROM IN-PERSON ATTENDANCE AT THE MUNICIPAL BUILDING TO TELECONFERENCE DUE TO COVID-19 RESTRICTIONS.

IN LIEU OF IN-PERSON ATTENDANCE, THE PUBLIC MAY ATTEND THIS MEETING VIA TELECONFERENCING AND COMMENT DURING THE DESIGNATED PUBLIC COMMENT PORTION IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT.

Note: There will only be one public comment period at the beginning of the meeting.

TO JOIN THE MEETING FROM A LANDLINE OR MOBILE PHONE:

DIAL TELEPHONE # 1-206-279-9591

THEN ENTER ACCESS CODE: 212514

AGENDA

WOOLWICH TOWNSHIP COMMITTEE

APRIL 6, 2020

Call to order:

The April 6, 2020 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 state their name and address for the record prior to addressing the Committee. This is the only public comment period contained in this agenda.

Ordinances:

2020-06 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Weatherby Town Center Redevelopment Plan
Second Reading/Public Hearing

2020-07 An Ordinance of the Township of Woolwich Amending Chapter 203-5B of the Code of the Township of Woolwich Entitled "Definitions and Word Usage: to Create the Definition of Supermarket
Second Reading/Public Hearing

2020-08 An Ordinance Making Salary Ranges for Certain Officials and Employees of the Township of Woolwich in the County of Gloucester for the Year 2020 First Reading/Introduction

Resolutions of Consent Agenda:

presented at public hearing and any member of the committee can request the Mayor or Deputy Mayor designee for permission to question or address Township Committee.

Each person who wishes to speak shall raise his or her hand to be recognized before speaking. When recognized, the speaker must state their name, address and purpose of their comments. A second opportunity for the same individual to speak will only be allowed after all others have had their opportunity.

Individuals' comments will be limited to a maximum of five (5) minutes to allow as many residents to speak as possible. Other members of the Committee, municipal employees or Township professionals will respond only when requested by the Mayor or his/her designee.

No intra-audience dialogue is permitted during the open session of any meeting. Such behavior is disruptive and will not be permitted.

Speakers on both sides shall treat each other with courtesy and respect in both action and utterance. No personal attacks or "poisonous" rhetoric will be permitted. The Mayor or Deputy Mayor will give one warning of improper behavior or rhetoric to a speaker. On the next offense the speaker will be asked to relinquish the floor to another speaker.

Closed sessions of the Township Committee will normally be held at the end of the normal business part of any meeting. Exceptions to this may be made due to professional commitments or anticipated outcomes deemed of significant public interest.

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE
WEATHERBY TOWN CENTER REDEVELOPMENT PLAN**

Ordinance 2020-06

WHEREAS, the Woolwich Township Mayor and Township Committee heretofore adopted a Redevelopment Plan for the Weatherby Town Center (known as the “Weatherby Town Center Redevelopment Plan”) and, upon further review, and with due consideration of the recent Superior Court decision issued by the Honorable Anne McDonnell affecting the Township concerning an interpretation of the Weatherby Town Center Redevelopment Plan and the Township Zoning Ordinance, the Township seeks to clarify and amend the Weatherby Town Center Redevelopment Plan to specifically define and permit “supermarkets” as a permitted principal use which will make the area more suitable for development, wherein the Township Committee has determined that amending the Weatherby Town Center Redevelopment Plan will encourage smart development and further the goals of the Local Redevelopment and Housing Law; and

WHEREAS, Joseph Petrongolo, P.P. and Ashton Jones, P.P. of Remington & Vernick Engineers, Inc. have prepared and issued a report entitled “First Amendment to the Woolwich Township Weatherby Town Center Redevelopment Plan” dated March 2020 and forwarded same to the Woolwich Township Committee for consideration and action. A copy of the report in its entirety is attached hereto as **Exhibit “A”** and incorporated into this Ordinance by way of reference; and

WHEREAS, the Township Committee of the Township of Woolwich agrees with said recommendations and desires to adopt the aforesaid Redevelopment Plan Amendment attached hereto as Exhibit A;

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

1. The Redevelopment Plan entitled “First Amendment to the Woolwich Township Weatherby Town Center Redevelopment Plan” dated March 2020 and the findings contained therein, be and are hereby adopted by the Township of Woolwich.

2. The above referenced Redevelopment Plan will be on file in the office of the Woolwich Township Clerk for review by the public during normal business hours.

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 16th day of March, 2020. 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 which time any interested person(s) may be heard. Said meeting is to be conducted on the ___th day of April, 2020 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 7:00 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing at a meeting of the Woolwich Township Committee on the ___th day of April, 2020.

Jane DiBella, Clerk

FIRST AMENDMENT

to the

Woolwich Township

WEATHERBY TOWN CENTER

REDEVELOPMENT PLAN

Remington & Vernick Engineers, Inc.
232 Kings Highway East
Haddonfield, New Jersey 08033

March 2020

Ashton Jones, P.P., AICP, CFM

Senior Planner

REDEVELOPMENT PLAN AMENDMENT

Purpose

Amend the Weatherby Town Center Redevelopment Plan to specifically permit a supermarket in the Redevelopment Area since it is not directly indicated as a permitted use in the Redevelopment Plan.

Background

The need to amend the Redevelopment Plan arose from a 2019 decision by Judge Anne McDonnell J.S.C. in which she ruled that the Weatherby Town Center Redevelopment Plan does not permit a supermarket since it is not specifically called out, and as a result the Planning Board's approval of a ShopRite supermarket was inappropriately granted. The basis for this decision was that, while "supermarket" is a specific permitted use in certain districts of the Woolwich Township Zoning Ordinance, it is not directly indicated in the Weatherby Town Center Redevelopment Plan. While the Plan's 24 listed permitted uses include "retail sales and services" which the Township considers an all-inclusive term encompassing numerous retail types, according to the court, since the term "supermarket" is explicitly stated as a permitted use in other zoning districts, it should be clearly stated in the plan if the intent was to allow it in this Redevelopment Area.

The Weatherby Town Center Redevelopment Plan identified several guiding goals as stated below:

- To provide new commercial opportunities to enhance this section of Woolwich Township.
- To create an opportunity for mixed use development that meets market demand and individual preference.
- To provide a well-designed retail, commercial, and residential area that serves the neighborhood and addresses the needs of different ages and abilities.

The assumption, goals and objectives as indicated in the 2003 Master Plan and restated in the 2016 Reexamination Report remain viable. Furthermore, the 2020 General amendment of the Master Plan added additional objectives which further indicate the Townships desire for the amendments contained herein. These objectives are stated as follows:

- 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.
- Strengthen commercial and retail options by providing a range of uses in town centers, specifically in the Weatherby General Development Plan area, Kings Landing Regional Center and, Auburn Road Village Center.
- Community-scale services such as, but not limited to, supermarkets, banks, gas stations, restaurants and general retail should be integrated and located in proximity of population centers.
- Support a zoning mix 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

Recommended Amendments

The Weatherby Town Center Redevelopment Plan shall hereby be amended as follows:

1. The following definitions shall be added.
 - a. Center, Shopping - A group of commercial establishments planned, constructed, managed and integrated as a total entity.
 - b. Supermarket - A retail establishment offering for sale a wide variety of food products as well as other convenience and household items commonly associated with the same and having a gross floor area of more than 25,000 square feet. Supermarkets offer a broad of array of service amenities as well as sell a wide variety of goods beyond food products including, without limitation, prepared foods for onsite and offsite consumption, pharmaceutical goods, banking facilities and other related ancillary services.
2. Supermarkets shall be permitted as a principal use.
3. Supermarkets shall require - 4.5 spaces for each 1,000 square feet of gross floor area.

Conclusion

This plan recognizes that conditions may change and further refinement of this redevelopment plan may be necessary.

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

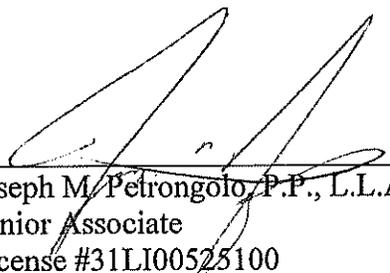
January 1, 2020

Adopted by the Joint Land Use Board: January 16, 2020
(Resolution #2020-11)

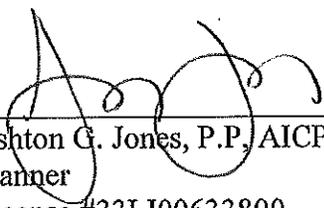
Prepared By:



232 Kings Highway East
Haddonfield, New Jersey 08033



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



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

I. Introduction

This document serves as an amendment to the Township's Master Plan. The original Master Plan was adopted 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 General Development Plan (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 planning efforts going back decades. Adopted May 14, 1998, the Weatherby General Development Plan (GDP) 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 GDP. 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 GDP.

The need for this amendment and clarification is the result of a recent decision 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. 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, according to the Court, it should be clearly stated in the plan. 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 to further indicate that commercial development was desired within the Weatherby GDP, PUD District and Weatherby Town Center Redevelopment Area 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 town centers, specifically in the Weatherby General Development Plan area, 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, restaurants and general retail should be integrated and located in proximity of population centers.

Objective: Support a zoning mix 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 amending the underlying PUD Zoning District to more specifically indicate which retail sales and service uses are permitted in the zone including, but not limited to supermarkets and, also, to 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 GDP 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 GDP. 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, supermarkets, offices, 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 parcels in both the PUD, and the Residential (R-3) Districts. The Redevelopment Plan serves as an overlay with additional standards, uses and regulations.

There has been a long-standing recognized desire for a supermarket in the Weatherby Town Center and the Township continues to view a supermarket as an intended permitted use in the Weatherby Town Center.

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203-5B OF THE CODE OF THE TOWNSHIP OF WOOLWICH ENTITLED “DEFINITIONS AND WORD USAGE” TO CREATE THE DEFINITION TO DEFINE SUPERMARKET
2020 - 07**

WHEREAS, N.J.S.A. 40A:55D, The Municipal Land Use Law, allows municipal Planning Boards the power to recommend changes to Township Land Use and Zoning Ordinances; and

WHEREAS, the Township Committee of the Township of Woolwich wishes to amend said Code to address specific language stating that a supermarket is a permitted retail use in the Weatherby Commercial Overlay within the PUD Planned Unit Development District;

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

SECTION I. Amendments

§203-5B shall be amended to add the following:

SUPERMARKET

A retail establishment offering for sale a wide variety of food products as well as other convenience and household items commonly associated with the same and having a gross floor area of more than 25,000 square feet. Supermarkets offer a broad of array of service amenities as well as sell a wide variety of goods beyond food products including, without limitation, prepared foods for onsite and offsite consumption, pharmaceutical goods, banking facilities and other related ancillary services.

§203-45B(2)(d) shall be amended to read as follows:

[3] Retail sales and services, including newspapers, gifts, novelties, tobacco products, drugs, food, clothing, spirits, confections, florist items, books and specialty merchandise, including convenience stores and supermarkets.

§203-81A shall be amended to add the following:

(13) Supermarkets: 4.5 parking spaces for every 1,000 square feet of building area.

SECTION II. Repealer

All Ordinances or parts of Ordinances inconsistent with this ordinance are hereby repealed to the extent of their inconsistency.

SECTION 3. 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 4. 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 by the Township Committee of the Township of Woolwich at a meeting held on the 16th day of March, 2020. It will further be considered for final adoption upon second reading and subsequent to a public hearing to be held on the Ordinance, at a meeting of the Woolwich Township Committee, scheduled for the 6th day of April 2020, at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:00 p.m. at which time and place any interested person(s) may be heard.

Jane DiBella

CERTIFICATION OF ADOPTION

The foregoing Ordinance was duly adopted by the Township committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on same, at a meeting of the Woolwich Township Committee held on the 6th day of April, 2020, and therefore becomes effective according to law.

Jane DiBella, Clerk

**AN ORDINANCE MAKING SALARY RANGES FOR CERTAIN OFFICIALS
AND EMPLOYEES OF THE TOWNSHIP OF WOOLWICH IN THE COUNTY
OF GLOUCESTER FOR THE YEAR 2020
2020-08**

BE IT ORDAINED by the Township Committee of the Township of Woolwich that the salaries and compensation of officials and employees of the Township of Woolwich shall be fixed at the base salary ranges and/or base hourly ranges as indicated herein below:

SECTION 1. As of January 1, 2020, the annual salaries and compensation of the hereinafter named officers and employees shall be as follows, and shall be payable in either yearly, monthly, or bi-weekly installments:

	<u>(Range)</u>
Member of Township Committee	\$ 5,500.00-\$7,500.00
Administrator	\$ 20,000.00
Municipal Clerk	\$ 50,000.00-\$95,000.00
Deputy Clerk	\$ 35,000.00-\$47,500.00
Director of Community Development	\$ 60,000.00-\$85,000.00
CFO	\$ 75,000.00-\$110,000.00
Treasurer	\$ 45,000.00-\$70,000.00
Tax Collector	\$ 50,000.00-\$70,000.00
Qualified Purchasing Agent	\$ 5,000
Municipal Court Judge	\$ 15,000.00-\$27,500.00
Prosecutor	\$ 10,000.00-\$22,500.00
Court Administrator	\$ 40,000.00-\$55,000.00
Dep. Court Clerk/Dep. Admin./Violations Clerk	\$ 31,200.00-\$40,000.00
Deputy and Special Dep. Court Admin./Part Time	\$ 12.50-\$15.00/hr.
Clerical	\$ 11.00-\$15.00/hr.
Court Call Out	\$20.00/Occurrence

Interpreter	\$ 150.00-\$225.00/Session
Court Recorder	\$ 70.00/Session
Public Defender	\$ 250.00-\$500.00/Session
Police Chief	\$ 122,500.00-\$150,000.00
Police Deputy Chief	\$ 115,000.00 - \$125,000.00
Police Captain	\$ 100,000.00-\$117,500.00
Police Secretary	\$35,000.00-\$45,000.00
Part Time Police Officers	\$12.00-\$14.00/Hour
Special Police Officer (Class I)	\$11.00/Hour
Special Police Officer (Class II)	\$12.00/Hour
Special Police Officer (Class III)	\$22.00-\$35.00
Emergency Management Coordinator	\$3,500.00-\$6,500.00
Assistant Emergency Management Coordinator	\$1,000.00
Crossing Guard	\$30.00 - \$33.00/Hour
Land Use Secretary	\$10,000.00-\$35,000.00
Meeting Attendance (Land Use Sec./Dep. Clerk)	\$ 65.00/Meeting
Public Health Services/Registrar of Vital Statistics	\$ 4,500.00-\$8,500.00
Recreation Coordinator	\$10,000.00-\$15,000.00
Park Ranger/Janitorial	\$11.00-\$13.00/hr.
Public Works Superintendent	\$55,000.00-\$75,000.00
Public Works Heavy Equipment Operator	\$20.00-\$30.00/hr.
Public Works Laborer 1	\$13.00-\$14.00/hr.
Public Works Laborer 2	\$15.00-\$16.50/hr.

Public Works Laborer 3	\$17.00-\$21.00/hr.
Public Works/Building Maintenance	\$14.00-\$21.00/hr.
Public Works/Maintenance/Mechanic	\$16.00-\$22.00/hr.
Per Diem Snow Removal	\$20.00-\$40.00/hr.
Director of Municipal Services	\$50,000.00-\$80,000.00
Construction Official/ Building Sub-Code Official	\$80,000.00-\$95,000.00
Building Inspector	\$15,000.00-\$47,500.00
Construction Code Secretary	\$35,000.00-\$42,000.00
Secretarial Support	\$27,000.00-\$35,000.00
Fire Sub-Code Official/Fire Inspector	\$10,000.00-\$17,500.00
Plumbing Sub-Code Official/Plumbing Inspector	\$14,000.00-\$35,000.00
Electrical Sub-Code Official/Electrical Inspector	\$20,000.00-\$70,000.00
Seasonal Employees	\$11.00-\$13.00/hr.

SECTION 2.

This Ordinance further ordains the rates of salary for Officers within the Woolwich Township Police Department for the Year 2020 as set forth within the current and effective Agreement between Woolwich Township and the Policeman's Benevolent Association Local #122.

SECTION 3.

The purpose of this ordinance is to establish classification titles, salary ranges and compensation for all personnel employed by the Township of Woolwich. The actual compensation to be paid to each employee within the salary ranges established by this ordinance, together with other benefits to be paid to each employee and the method for such payment(s) are more fully set forth within the Woolwich Township Policy and Procedures Manual, and contractual agreements executed between the Township of Woolwich and recognized public employee unions in accordance with the Public Employees Relations Commission. Said documents are incorporated herein by reference and are on file in the office of the Township Clerk of the Township of Woolwich. The provisions of said documents will not be repeated in this Ordinance verbatim because of their length.

SECTION 4.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such portion of this Ordinance shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

This Ordinance shall take effect immediately upon final passage and publication as required by Law and is retroactive until January 1, 2020.

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 6th day of April, 2020. It will further be considered for final adoption upon second reading and subsequent to a public hearing to be held on such Ordinance, at the next regular meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 20th day of April, 2020 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Twp., beginning at 7:00 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing held on same, at a meeting of the Woolwich Township Committee held on the 20th day of April, 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING BID FOR LEASE AGREEMENT FOR THE LOCKE AVENUE PARK CONCESSION
STAND TO D & J CATERING IN THE AMOUNT OF \$305.00/MONTH**

R-2020-92

WHEREAS, the Township of Woolwich owns the Locke Avenue Park facility which is utilized for recreational and sporting activities; and

WHEREAS, the Township of Woolwich authorized a bid for the lease of concession service and building which bids were received on March 20, 2020 subsequent to a bidding process in accordance with N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, D & J Catering was the lone bidder, having bid \$300.00 per month; and

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

1. That the lease for concession services between the Township of Woolwich and D & J Catering as received on March 20, 2020 be and is hereby awarded to D & J Catering for the year 2020 under the same terms and conditions as contained within the bid specifications.
2. That payment for such services as bid in the amount of \$300.00 per month shall be paid directly to the Township of Woolwich in accordance with the bid specifications, due and payable by the 5th day of the month preceding.

Adopted this 6th day of April, 2020

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 6th day of April, 2020.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING RENEWAL OF LEASE AGREEMENTS FOR FARMING PURPOSES ON MUNICIPALLY OWNED LANDS KNOWN AS BLOCK 28.01, LOT 1, BLOCK 3, LOT 6 AND BLOCK 5, LOTS 3 AND 4 TO GARY STECHER IN THE TOTAL AMOUNT OF \$3,250.00 FOR THE YEAR 2020
R-2020-93**

WHEREAS, N.J.S.A. 40A:12-14 allows for the lease of county or municipal real property; and

WHEREAS, the Township of Woolwich is the owner of property located within the Township of Woolwich on Block 28.01, Lot 1, Block 5, Lots 3 and 4 and Block 3, Lot 6 on the official Tax Map of Woolwich Township; and

WHEREAS, the Township of Woolwich has bid said leases for farming purposes at which time one (1) bid was received from Gary W. Stecher in the amount of \$50.00 per tillable (\$3,250.00 total) acres and which was thereafter awarded and Lease Agreements entered into per the following:

Block 28.01 Lot 1	13 tillable acres	\$ 650.00
Block 5, Lot 3	15 tillable acres	\$ 750.00
Block 5, Lot 4	20 tillable acres	\$1,000.00
Block 3, Lot 6	17 tillable acres	\$ 850.00
Total	70 tillable acres	\$3,250.00

WHEREAS, said lease agreements allow for the extension of terms; and

WHEREAS, the provisions of N.J.S.A. 40A:12-14(a) are being met;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows; That the Woolwich Township Committee hereby authorizes Lease Agreements between the Township of Woolwich and Gary Stecher (G & G Stecher) for the lease of Block 3, Lot 6, Block 5, Lots 3 and 4 and Block 28.01 Lot 1 for farming purposes in the year 2020 in accordance with the terms and conditions of said Lease agreements.

Adopted this 6th day of April, 2020

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 6th day of April, 2020.

Jane DiBella, Clerk

**TOWNSHIP OF WOOLWICH
RESOLUTION NO: R-2020-94**

**RESOLUTION AUTHORIZING ISSUANCE OF A REQUEST FOR QUALIFICATIONS
FROM PROPOSED REDEVELOPERS FOR THE NIKE MISSILE SITE- BLOCK 14,
LOT 2- REDEVELOPMENT PROJECT**

WHEREAS, Woolwich Township (“Township”) is seeking a qualified Redeveloper to redevelop the above captioned Project Area which has been designated, pursuant to N.J.S.A. 40A:12A-6, as an area in need of redevelopment; and

WHEREAS, the Township desires that a Redeveloper develop the Project Area for Office, Retail, Restaurants, Industrial and/or Indoor Commercial Recreation redevelopment (the “Project”), and the Township also desires to issue a Request for Qualifications (“RFQ”) to interested potential redevelopers (“Applicants”); and

WHEREAS, Applicants will be required to submit responses to the Township’s RFQ by a date and time certain, to the attention of the Township Administrator/Clerk; and

WHEREAS, the Township will require Applicants to set forth their qualifications for this Project, and their proposals for redevelopment of the Project Area, in accordance with the RFQ, which will be made available at the Township Municipal Building, as publicly advertised.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich, that the Township is hereby authorized to perform the following tasks with respect to the Project:

- (a) Advertise for RFQ which will be made available at the Township Municipal Building;
- (b) Solicit RFQ responses from Applicants for redevelopment of the Project Area;
- (c) Evaluate Applicants’ responsive submissions, and any additional requested information, in accordance with the RFQ process;
- (d) Select a proposed Redeveloper;
- (e) Enter into a Memorandum of Understanding (“MOU”) with the selected proposed Redeveloper, under which the Township will negotiate solely with that entity for a time period decided by the Township toward finalization of a Redevelopment Agreement for the Project, and under which the Township will collect the Township’s interim costs from that entity during the term of the MOU; and
- (f) Select a Redeveloper and enter into a Redevelopment Agreement with such Redeveloper, as well as any additional agreements, including but not limited to an Agreement of Sale, as necessary to allow the Township to transfer title to the Project Area to the selected Redeveloper, for redevelopment of the Site, in

accordance with the Township's Nike Missile Site Redevelopment Plan and Redevelopment Agreement for the Project.

Motion:

Second:

Roll Call Vote:

Ayes:

Nayes:

Absent:

Abstain:

Adopted this 6th day of April, 2020

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

Certification

I, Jane DiBella, Administrator/Clerk for Woolwich Township, hereby certify the foregoing to be a true copy of a Resolution adopted by the Township Committee of Woolwich Township, in the County of Gloucester and State of New Jersey, at a meeting held on April 6, 2020.

JANE DIBELLA,
ADMINISTRATOR/CLERK
WOOLWICH TOWNSHIP

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

R-2020-95

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 2020 tax year and/or refund as noted:

Block 3.26	Lot 11	Bruno, John & Lisa	\$ 3,292.14 refund
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Adopted this 6th day of April, 2020

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 6th day of April 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING 2019 MUNICIPAL SERVICE REIMBURSEMENTS TO
THE FOURS SEASONS AT WEATHERBY HOMEOWNERS ASSOCIATION IN THE
TOTAL AMOUNT OF \$22,848.02 FOR SNOW REMOVAL AND STREET LIGHTING
PURSUANT TO THE MUNICIPAL SERVICES ACT
R-2020-96**

WHEREAS, NJSA 40:67-23.2 "The Municipal Services Act" requires the Governing Bodies of each New Jersey Municipality to reimburse or provide services to qualified private communities that are normally provided in the same fashion as provided for the same services on public roads and streets for the removal of snow, ice and obstructions from roads and streets, lighting of the roads and streets to the extent of payment for electric services to said lighting and the collection of solid waste and recycling; and

WHEREAS, Four Seasons at Weatherby Homeowners Association is considered to be a private community as defined within "The Act"; and

WHEREAS, the Township of Woolwich has drafted an Agreement for which the Township agrees to provide reimbursement for snow removal for the five (5) roadways miles and monthly costs for sixty-two (62) street lights within said development, as follows:

2019 Street Lighting $\$25.58 \times 62 = \$1585.96 \times 12 = \$19,031.52$

Snow Removal

Labor - \$6,821.21

Salt - \$30,580.41

Total - \$37,401.62 ÷ 49 Road Miles = \$763.30 per Road Mile x 5 Road Miles = \$3,816.50

WHEREAS, based upon the formula used by the Township, said reimbursement shall be in the amount of \$22,848.02;

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

1. That the Township of Woolwich hereby authorizes the reimbursement to Four Seasons at Weatherby Homeowners Association for 2019 snow removal and lighting costs in the total amount of \$22,848.02 pursuant to NJSA 40:67-23 and the existing Municipal Services Agreement between the Township of Woolwich and Four Seasons at Weatherby Homeowners Association.

Adopted this 6th day of April, 2020

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 6th day of April, 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING 2019 MUNICIPAL SERVICE REIMBURSEMENTS TO
LEXINGTON MEWS CONDOMINIUM ASSOCIATION IN THE AMOUNT OF \$395.01
FOR SNOW REMOVAL PURSUANT TO THE MUNICIPAL SERVICES ACT
R-2020-97**

WHEREAS, NJSA 40:67-23.2 "The Municipal Services Act" requires the Governing Bodies of each New Jersey Municipality to reimburse or provide services to qualified private communities that are normally provided in the same fashion as provided for the same services on public roads and streets for the removal of snow, ice and obstructions from roads and streets, lighting of the roads and streets to the extent of payment for electric services to said lighting and the collection of solid waste and recycling; and

WHEREAS, Lexington Mews Condominium Association is considered to be a private community as defined within "The Act"; and

WHEREAS, the Township of Woolwich has drafted an Agreement for which the Township agrees to provide reimbursement for snow removal for the 1.035 lane miles of roadway (Lexington Mews Drive) within said development; and

WHEREAS, based upon the formula used by the Township, said reimbursement shall be in the amount of \$395.01;

Snow Removal

Labor - \$6,821.21

Salt - \$30,580.41

Total - \$37,401.62 ÷ 98 lane miles = \$381.65 per Lane Mile x 1.035 Lane Miles = \$395.01

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

1. That the Township of Woolwich hereby authorizes the reimbursement to Lexington Mews Condo Association for 2019 snow removal in the amount of \$395.01 pursuant to NJSA 40:67-23 and the existing Municipal Services Agreement between the Township of Woolwich and Lexington Mews Condominium Association.

Adopted this 6th day of April, 2020

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 6th day of April, 2020.

Jane DiBella, Clerk

RESOLUTION OF THE TOWNSHIP OF WOOLWICH APPOINTING MATTHEW BOYKO AS ASSISTANT OEM

R-2020-98

WHEREAS, the Woolwich Township Office of Emergency Management (OEM) works closely with the Gloucester County Department of Emergency Management to ensure that the Township of Woolwich is prepared for any kind of emergency, and further works in conjunction other OEM's throughout the County to prepare for possible emergencies in the Township and County, lessen their impact, and to assist in recovery as quickly as possible; and

WHEREAS, due to the COVID-19 pandemic, the Woolwich Township OEM is working tirelessly to ensure the health, safety and welfare of the citizens of Woolwich Township during these unprecedented times; and

WHEREAS, the Township of Woolwich finds it necessary and prudent to name an Assistant OEM at this time; and

WHEREAS, upon the recommendation of the Woolwich Township Chief of Police, the Woolwich Township Committee would like to appoint Patrolman Matthew Boyko to the position of Assistant OEM; and

WHEREAS, this position will not be a paid position initially, however, the Woolwich Township Committee hereby authorizes the payment of a stipend compensation at such time as it is deemed necessary by the Woolwich Township Committee;

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

1. That Woolwich Township Patrolman Matthew Boyko be and is hereby designated as Assistant to the Woolwich Township OEM effective this date.
2. That this position will not be a paid position initially, however, the Woolwich Township Committee hereby authorizes the payment of a stipend compensation at such time as it is deemed necessary by the Woolwich Township Committee.
3. That the Woolwich Township Assistant OEM shall perform his OEM duties under the supervision and direction of the Woolwich Township OEM.

Adopted this 6th day of April, 2020

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 6th day of April, 2020.

Jane DiBella, Clerk