

New Business:

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.

RULES AND REGULATIONS OF THE WOOLWICH TOWNSHIP COMMITTEE: These procedures are designed to ensure an orderly conduct of business and to allow the tape recording of the proceedings to record all comments made with accuracy.

Township Committee welcomes public comment on any governmental issue that a member of the public feels may be of concern to the resident of the municipality. There will be two (2) portions, up to thirty (30) minutes in duration or as determined by the Mayor or Deputy Mayor, set aside for such comment at every monthly meeting of the Committee. There will be no other public comment accepted unless directed by the Mayor or Deputy Mayor or by an approved motion of the Committee, such as a public hearing.

Comments relating to specific items that are scheduled for a public hearing can only be made at the time of the public hearing on the issue. In taking action on these items, the Township Committee will consider the comments 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.

ORDINANCE 2020-14

AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING SECTION 203-92 OF THE WOOLWICH TOWNSHIP ZONING CODE ENTITLED "AFFORDABLE HOUSING DEVELOPMENT FEE SCHEDULE"

WHEREAS, the Township Committee of the Township of Woolwich heretofore adopted an Affordable Housing Development Fee Ordinance memorialized by Ordinance 2005-08; and

WHEREAS, the Township Committee has determined that it is in the Township's best interests to update and amend the nonresidential fee provisions to those prescribed within the New Jersey Statewide Non-Residential Development Fee Act codified within N.J.S.A. 40:55D-8.1;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Woolwich, County of Gloucester and State of New Jersey, that Section 203-92 of the Woolwich Township Zoning Code is hereby amended and supplemented, as follows:

Section I. Section 203-92.B.(2) of the Zoning Code entitled "Non-residential development fees" is hereby amended and supplemented to read, as follows:

Section 203-92.B.(2)(a): "Within all zoning districts, non-residential developers shall pay a fee of two and one-half (2.5%) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots".

Section 203-92.B.(2)(b): "Non-residential developers, shall also pay a fee equal to two and one-half (2.5%) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes".

Section 203-92.B.(2)(c): "The Township shall not collect non-residential development fees from the exempt developments and projects codified within N.J.S.A. 40:55D-8.4(b)(1-6)". A developer exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later. If a property was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Township of Woolwich as a lien against the real property of the owner.

Section II. All Ordinances or Code provisions or parts thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

Section III. If any section, subsection, part, clause or phrase of the Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

Section IV. After introduction, the Clerk is hereby directed to submit a copy of the within Ordinance to the JLUB of the Township of Woolwich for its review in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

Section V. This Ordinance shall take effect immediately after final passage and publication as required by 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 ___th day of _____t, 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 _____, 2020 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, commencing 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 September, 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING HIRING WITHIN THE DEPARTMENT OF PUBLIC
WORKS
R-2020-195**

WHEREAS, the Township of Woolwich is in need of one (1) full time employee within the Department of Public Works in the position of laborer/operator; and

WHEREAS, the Township advertised and conducted interviews with qualified applicants in accordance with the Woolwich Township Personnel Policy; and

WHEREAS, upon the recommendation of the Woolwich Township Administrator/Clerk, the Director of Municipal Services and the Supervisor of Public Works, the Woolwich Township Committee wishes to authorize extending an offer of employment to Joseph R. Walter as the result of those interviews;

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

1. That Joseph R. Walter be and is hereby hired within the Woolwich Township Public Works Department in the position of laborer/operator effective as of October 6, 2020 pending results of pre-employment testing and shall be paid at the rate of \$15.50/hr.
2. That as a full time employee, Joseph R. Walter will be entitled to employee benefits as offered by the Township of Woolwich.

Adopted this 5th day of October, 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 5th day of October, 2020.

Jane DiBella, Clerk

**RESOLUTION ADDING TO THE LIST OF APPROVED CROSSING GUARDS FOR
THE REMAINDER OF THE 2020 SCHOOL YEAR
R-2020-196**

WHEREAS, the Township Committee of the Township of Woolwich has created the position of Crossing Guard for the safe travel of children to and from school; and

WHEREAS, Crossing Guards employed by the Township of Woolwich are designated at the annual reorganization meeting; and

WHEREAS, it is the purpose of this resolution to add Crossing Guards to said list at the request of the Woolwich Township Police Department;

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

That the following be and are hereby authorized to act on behalf of the Township of Woolwich in the position of Crossing Guard, and to be paid by the Township in accordance with the effective Salary Ordinances of the Township, and that same shall be under the control of the Woolwich Township Police Department:

1. Morgan Duignan
2. Laura Marker

Adopted this 5th day of October, 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 5th day of October, 2020.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER APPROVING A
MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNSHIP OF WOOLWICH AND ARBOK
PARTNERS IN REGARDS TO THE REDEVELOPMENT OF BLOCK 14, LOT 2
R-2020-197**

WHEREAS, on August 17, 2020, the Woolwich Township Committee adopted resolution R-2020-166 selecting Arbok Partners as the potential redeveloper of Block 14, Lot 2 in the Township of Woolwich subsequent to seeking a Request for Qualifications ("RFQ") for the sale and redevelopment of said property in accordance with the Redevelopment Plan; and

WHEREAS, said resolution authorized the negotiation of a Memorandum of Understanding (MOU) and a Redevelopers Agreement with Arbok Partners; and

WHEREAS, Arbok Partners and the Woolwich Township Redevelopment Attorney have negotiated a "Memorandum of Understanding" (MOU) between the Township of Woolwich and Arbok Partners, a copy of which is attached hereto and incorporated within the body of this Resolution by reference; and

WHEREAS, said MOU sets forth the means and obligations of the Township and Arbok Partners as to the negotiation of a Redevelopers Agreement between the parties as contained therein;

WHEREAS, the Township of Woolwich has determined it to be in their best interest to negotiate diligently and in good faith to complete a Redevelopers Agreement for the redevelopment of said property; and

WHEREAS, the Township Committee of the Township of Woolwich is in agreement to said terms contained within said MOU as attached;

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 hereby approves entering into a Memorandum of Understanding between the Township of Woolwich and Arbok Partners as to the negotiation of a Redevelopers Agreement between the parties, and authorizes the Woolwich Township Mayor to execute and its Clerk to Attest the "Memorandum of Understanding" between the Township of Woolwich and Arbok Partners as attached hereto.

Adopted this 5th day of October, 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 5th day of October, 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING CANCELLATION
OF MUNICIPAL CERTIFICATE OF SALE
R-2020-198**

WHEREAS, Certificate of Sale 19-00006 was issued to Woolwich Township 120 Village Green Drive, Woolwich Twp., New Jersey, for delinquent taxes on Block 25 Lot 6 (120 Moravian Church Rd.) assessed to Andrew Oberfrank, Sr. at a tax sale held on October 2, 2019; and,

WHEREAS, the property owner Robert Oberfrank, has redeemed Certificate #19-00006 by paying the full amount of the delinquency.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Municipal Clerk of Woolwich Township are hereby authorized to endorse Certificate of Sale #19-00006 for cancellation.

Adopted this 5th day of October, 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 5th day of October 2020

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ACCEPTING THE BEST PRACTICES INVENTORY REPORT FOR CY
2020
R-2020-199**

WHEREAS, the State's Fiscal Year Appropriations Act (P.L. 2012, c.18) requires the Division of Local Government Services to determine how much of each individual municipality's final 5% allocation of CMPTRA and ETR aid will be disbursed based on the results of a Best Practices Inventory to be completed by each municipality; and

WHEREAS, said inventory will be completed and submitted by the Township Administrator and CFO by the due date; and

WHEREAS, the Act further requires that the completed form be made a part of an agenda of the Governing Body of each municipality to ensure that elected officials are apprised of the results of said Inventory; and

WHEREAS, this can happen either before or after the actual submission of the report; and

WHEREAS, the Act also requires the Municipal Clerk to file a Certification with the Division of Local Government Services confirming that the Inventory was discussed publicly;

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

1. That the Woolwich Township Committee hereby acknowledges that they will review and publically discuss the results of the CY2019 Best Practices Inventory pursuant to the State's CY Appropriations Act (P.L. 2012, c.18) at the next ensuing meeting of October 5, 2020.
2. That the Woolwich Township Clerk is authorized and directed to execute and file the necessary certification with the Division of Local Government Services, as attached.

Adopted this 5th day of October, 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 5th day of October, 2020.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING RELEASE AND CLOSURE OF ESCROW ACCOUNTS
R-2020-200**

WHEREAS, the Township of Woolwich is the Trustee of certain escrow accounts which are no longer active; and

WHEREAS, a request has been received for the closure of escrow accounts upon which no remaining balance is due and owing;

WHEREAS, based upon the request of the applicants and their letter of assurance, and with the approval of the CFO and upon the disclosure to Township Professionals of such request and their communication to the Township that no further invoices are due and owing, the Woolwich Township Committee wishes to authorize the closure of the accounts as noted;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich that the following escrow accounts are hereby authorized for closure and the Woolwich Township CFO is hereby authorized and directed to refund any remaining balances:

Account	Developer	Amount
2014-p01 – Perf. Bond B3.19-Lot1	Aqua New Jersey	\$1,111.00
2018-012 – 322 Corridor Water Tank	Aqua New Jersey	\$7,370.00

Adopted this 5th day of October, 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 5th day of October, 2020.

Jane DiBella, Clerk