

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
SPECIAL CLOSE-OUT MEETING
DECEMBER 28, 2020**

VIRTUAL MEETING. CALL IN INFORMATION 206-279-9591 ID# 212514

Call to order:

The December 28, 2020 Special Close-Out Meeting for the Year 2020 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:

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

R-2020-187 Resolution of the Committee of the Township of Woolwich Ratifying the General Settlement Terms Reached in Mediation between the Township of Woolwich and the Wolfson Group and as Placed on the Record on August 27, 2020 (Previously Tabled on 9-7-20)

R-2020-253 Resolution of the Township of Woolwich Adopting a Policy Addressing the Protection and Safe Treatment of Minors (Previously Tabled on 12-21-20)

Resolutions for consent agenda:

R-2020-255 Resolution of the Township of Woolwich Authorizing a Reduction in Performance Bond Amount-Woolwich Medical Campus, Block 28.01, Lot 2

R-2020-256 Resolution of the Township of Woolwich Authorizing the Endorsement of "Statement of Consent" Form TWA-1 for Villages at Weatherby, Sections 4.2 and P/O 4, 6, and 4.7

R-2020-257 Township of Woolwich Resolution of Need for Affordable Housing Pursuant to the New Jersey Housing and Mortgage Finance Agency's Funding Requirements

Old Business:

New Business:

R-2020-____ Resolution for Closed Session (If Needed)

Any Other Business:

Approval of Minutes: December 21, 2020 and Closed Session

Approval of Bills and P.O.'s:

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.

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH ADOPTING A POLICY ADDRESSING THE PROTECTION
AND SAFE TREATMENT OF MINORS**

R-2020-253

WHEREAS, The Township of Woolwich is fully committed to protecting the health, safety and welfare of minors who interact with officials, employees, and volunteers of the Township to the maximum extent possible; and

WHEREAS, as the result of said concerns and at the direction of the township's insurer (TriCo Joint Insurance Fund) the Township of Woolwich has drafted a policy entitled "A Policy Addressing the Protection and Safe Treatment of Minors" as attached hereto and incorporated within the body of this Resolution by reference, which Policy establishes the guidelines for officials, employees, and volunteers who set policy for the Township of Woolwich or may work with or interact with individuals under 18 years of age, and those who supervise employees, and volunteers who may work with or interact with individuals under 18 years of age, with the goal of promoting the safety and wellbeing of minors; and

WHEREAS, the Township Committee of the Township of Woolwich wishes to adopt the attached policy for implementation effective as of _____;

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

The attached "Policy Addressing the Protection and Safe Treatment of Minors" be and is hereby adopted, and the requirements established therein will be enforced and followed effective as of January 1, 2021.

Adopted this 28th day of December, 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 28th^d day of December, 2020.

Jane DiBella, Clerk

RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING A REDUCTION IN PERFORMANCE BOND AMOUNT-WOOLWICH MEDICAL CAMPUS BLOCK 28.01, LOT 2

R-2020-255

WHEREAS, the Township of Woolwich holds the following Performance Bonds for the Woolwich Medical Campus, located on Block 28.01, Lot 2;

#CTO24566	Posted 11-2019	\$ 5,000.00	Safety and Stabilization
#CTO24565		\$ 9,648.00	Public Facilities (Perf)
#CTO24567		\$ 1,447.20	Public Facilities (Maint)
#CTO24568		\$ 500.00	Storm Water

WHEREAS, a request has been received from developer Center Square Partners, LLC as to the reduction of the bonded amounts; and

WHEREAS, Remington and Vernick Engineers has conducted an inspection of the improvements in response to such request, and issued a letter dated December 18, 2020 in which recommendation has been made to authorize such reduction;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that the letter of credit noted below, be and is hereby authorized for reduction to the recommended balance reflected:

Letter of Credit #	Current Amount	Reduced To
CTO3465, CTO4566, CTO24567, CTO24568	Reduced Amount of \$16,595.20	\$4,978.56

BE IT FURTHER RESOLVED that the reduced amount represents progress to date and does not release the developer from any punch list or contract requirements for the improvements installed to date; and

BE IT FURTHER RESOLVED that the Woolwich Township Clerk is authorized and directed to remit a certified copy of this resolution to such developer, and to require submission of a rider in the reduced amount, to be attached to the original Letter of Credit.

Adopted this 28th day of December, 2020

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Vernon Marino, Mayor

CERTIFICATION The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 28th day of December, 2020.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING THE
ENDORSEMENT OF "STATEMENT OF CONSENT" FORM TWA-1 FOR VILLAGES I
SECTIONS 4.2 AND P/O 4, 6, AND 4.7**

R-2020-~~13~~ 256

WHEREAS, the Township of Woolwich has received and reviewed a Treatment Works Approval permit application from Aqua New Jersey in regards to Villages I at Weatherby, Sections 4.2 and P/O 4, 6, and 4.7; and

WHEREAS, it is requested by the applicant that the Township endorse the application and execute the TWA-1 Form of the application, "Consent by Governing Body"; and

WHEREAS, approval and execution are contingent upon review and approval of the Woolwich Township Engineer;

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

1. That the Woolwich Township Mayor be and is hereby authorized and directed to execute the attached "Statement of Consent" Form on behalf of the Township of Woolwich towards approval for a treatment works application for Villages I at Weatherby, Sections 4.2 and P/O 4, 6, and 4.7 within the Township of Woolwich.
2. That this authorization is given contingent upon the review and approval of the Woolwich Township Engineer.
3. That upon execution, the Woolwich Township Clerk is authorized and directed to forward a fully executed application and a certified copy of this resolution to the applicant for such permit.

Adopted this 28th day of December, 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 28th day of December, 2020.

Jane DiBella, Clerk

**TOWNSHIP OF WOOLWICH RESOLUTION OF NEED FOR
AFFORDABLE HOUSING PURSUANT TO THE NEW JERSEY HOUSING
AND MORTGAGE FINANCE AGENCY'S FUNDING REQUIREMENTS
R-2020-257**

WHEREAS, Fair Share Housing Development, Inc. ("Sponsor") proposes to construct, through a single purpose entity formed or to be formed by the Sponsor, a 120-unit affordable family rental housing project ("Project") and seek financing and low-income housing tax credits pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1 et seq., and all applicable guidelines promulgated thereunder, and the Qualified Allocation Plan ("QAP"), N.J.A.C. 5:80-33.1 et seq. (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project is to be located in Woolwich Township ("Township") on a 12+-acre parcel to be subdivided from the parcel designated as Block 18, Lot 4 in the official tax maps of Woolwich Township, Gloucester County, New Jersey; and

WHEREAS, the Project will be known as "Fair Share Woolwich Family Apartments, Phase I" (70 units) and "Fair Share Woolwich Family Apartments, Phase II" (50 units); and

WHEREAS, the Project is being developed by the Sponsor to satisfy the 120-unit affordable family rental unit obligation of the Township set forth in its Settlement Agreement with Fair Share Housing Center ("FSHC"), dated December 27, 2018, in a declaratory judgment action filed by the Township in July of 2015 and styled as In the Matter of the Application of the Township of Woolwich, County of Gloucester, Docket No. GLO-L-1068-15; and

WHEREAS, the Project will be subject to the HMFA Requirements and the mortgage and other loan documents executed between the Sponsor, or a single purpose entity formed or to be formed by the Sponsor and the Agency; and

WHEREAS, pursuant to the HMFA Requirements, the Township which shall address a portion of its "Fair Share" affordable housing obligation, and shall be included as an element of the Township's future amended Round 3 Housing Element and Fair Share Plan, as set forth in the aforesaid December 27, 2018 Settlement Agreement, as amended.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of Woolwich Township, Gloucester County, State of New Jersey that:

1. The Committee finds and determines that the Fair Share Woolwich Family Apartments, Phase I (70 units) and Phase II (50 units) proposed by the Sponsor meets or will meet an existing housing need within Woolwich Township; and
2. The Project remains subject to all State and Township approval processes; and

3. The Committee does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the Agency to process the application of the Sponsor or its single purpose entity for Agency funding to finance the development of Phase I (70 units) and Phase II (50 units) of the Fair Share Woolwich Family Apartments project.

ADOPTED: December 28, 2020

VERNON MARINO, MAYOR

ATTEST:

JANE DiBELLA, CLERK

CERTIFICATION

The forgoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting conducted on the 28th day of December, 2020.

Jane DiBella, Clerk