

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
FEBRUARY 1, 2021**

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

Mayor Vernon Marino called the meeting to order at 6:02 p.m.

Mayor Marino made the following statement:

The February 1, 2021 regular 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: Callahan: PRESENT Frederick: PRESENT Nocentino: PRESENT
Matthias: PRESENT Marino: PRESENT

Also present during the virtual meeting were Solicitor Alice, Engineer Greiman, CFO Will Pine, Dep Chief Morgan ad Administrator/Clerk DiBella.

Those present saluted the American Flag.

Motion was made by Deputy Mayor Matthias, seconded by Committeeman Nocentino and unanimously approved to open the meeting to public comment for agenda items only.

Hearing no comment, motion was made by Deputy Mayor Matthias, seconded by Committeeman Callahan and unanimously passed to close the public portion.

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

Ordinance 2021-01 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey, Deleting Article II of Chapter 157 of the Code of the Township of Woolwich entitled "Stormwater Control" and Replacing with the Following. All were in favor.

Motion was made by Committeeman Nocentino and seconded by Committeeman Frederick to approve a consent agenda for Resolutions R-2021-42 through and including R-2021-51. All were in favor.

R-2021-42 Resolution of the Township of Woolwich Making an Elevation Within the Woolwich Township Police Department

R-2021-43 Resolution Authorizing a Shared Service Agreement Between the Township of Woolwich and the County of Gloucester for Stage Rental

R-2021-44 Resolution of the Township of Woolwich Authorizing the Extension of the 2020 Lease for the Locke Avenue Park Concession Stand

R-2021-45 Resolution of the Township of Woolwich Rescinding Resolution R-2021-37 and Authorizing an Agreement to Designate a Conditional Redeveloper (WH Development LLC) and to Provide for Payment of Administrative Costs

R-2021-46 Resolution of the Township of Woolwich Authorizing the Endorsement of a “Statement of Consent” Form-Woolwich Township Wastewater and Conveyance System

R-2021-47 Resolution Approving Letters of Credit #21-01 and #21-02 as Posted by Weatherby Equities 77 LLC for Phase II Section 2.2 and Phase II Section 2.3 of the Villages at Weatherby

R-2021-48 Resolution Authorizing Proposal of Remington and Vernick Engineers to Conduct 2021 General Engineering Services in the Not to Exceed Amount of \$30,000

R-2021-49 Resolution of the Township of Woolwich Authorizing the Lease of a Police Interceptor Utility Vehicle Via a Nationally Recognized Co-Op with Sourcewell From Enterprise Fleet Management
R-2021-50 Resolution Authorizing Budget Appropriation Transfers During the First Three Months of the Succeeding Year for the Township of Woolwich, County of Gloucester, State of New Jersey

R-2021-51 Resolution Authorizing the Refund of Permit Fees for Uniform Construction Code

Motion was made by Committeeman Nocentino and seconded by Committeeman Frederick to adopt resolutions R-2021-42 through and including R-2021-51.

Committeeman Frederick noted that the agreement referenced in R-2021-43 should be updated to fill in the incomplete blanks. The Clerk so noted.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

There was no old business.

Under new business, the engineer advised Committee that the repairs to Ogden Road from the August 2020 storm have been completed and the roadway is in great condition. The engineer is currently working through NJDEP as to emergency permitting. The project came in \$40,000 under budget.

Plans are underway to add the remaining funds to repairs along Hunters Run as to a failed drainage headwall and broken storm sewer pipes. A cost estimate for Hunters Run is roughly \$100,000 and with the savings from Ogden Road equals a net change of \$60,000. The engineer recommended the Committee proceed with Hunters Run repairs.

For the purpose of updating Committeeman Callahan, Mayor Marino described a complete failure of a storm structure on Hunters run along with three breaks in storm sewer pipes that led to roadway collapse.

Committeeman Frederick questioned the engineer as to the cost per linear ft. The engineer replied that the cost is reasonable.

Deputy Mayor Matthias advised that any savings realized is dependent upon the cost of pending repairs on Oliphants Mill Road.

Mr. Greiman noted that cost is under the \$3.2 million estimate. Mayor Marino believes that the repairs undertaken have been below \$1 million.

Committeeman Frederick requested the engineer to provide a summary of the emergency repair costs for the meeting on 2-16.

Motion was made by Committeeman Frederick and seconded by Deputy Mayor Matthias to approve the change order for Ogden Road emergency repairs and to add the net change savings to Hunters Run.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Mr. Greiman then advised the Committee of a change of scope for Phase 1 of Locke Avenue Park Improvements necessary due to changes in site plan which were not anticipated, resulting in additional costs.

He explained that changes in traffic patterns result in the need to conduct a traffic study as a part of NJDEP CAFRA requirements.

The additional scope will result in additional engineering costs of \$14,250 and will cover data collection and compilation of an analysis report.

The engineer further advised that a lot line adjustment may be required within the park to accommodate the deed restricted lot. More will be known after speaking with NJDEP.

Mayor Marino asked if the traffic study could trigger road improvements to the park.

Mr. Greiman replied that is the purpose of traffic studies, and yes Locke Avenue roadway improvements could be required.

Deputy Mayor Matthias asked if recent traffic studies conducted by Rt. 322 warehouse applications would be considered by DOT.

Mr. Greiman replied that those prior traffic studies would indeed be considered and may work to the Township's benefit.

The Deputy Mayor asked if the studies are needed due to the township stepping over a "magic threshold" and Mr. Greiman replied that it has been triggered through the CAFRA permit for waterfront property. He added that future phases of park improvements will be covered by this permit.

Committeeman Frederick inquired as to the study time frame. Mr. Greiman replied that the study will commence in February for a period of seven days and will utilizing leverage from prior Rt. 322 applications will include spring, summer and fall data counts.

Committeeman Frederick then asked if there is the potential for improvements at the park entrance and was told that the study could trigger any improvements.

Mayor Marino advised that developer reconstruction of Rt. 322 and Oak Grove Road/Locke Ave. will be well underway by mid-summer.

Committeeman Callahan asked what part the Borough of Swedesboro has in the park improvements and was told that they are joint owners of the original park phase through Green Acres, and the remainder of the park is under the sole jurisdiction of Woolwich.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to authorize the engineer to make the appropriate change in scope for the park improvements not to exceed \$14,250.00.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Also under new business, Mayor Marino advised that a developer is looking to construct a warehouse on a 35 acre parcel at Garwin and Rt. 322. The parcel is zoned CC, not CD. The Mayor requested approval to send the request for zoning change to the JLUB for review and determination as to the change in zoning.

Committeeman Frederick inquired as to site access and Mayor Marino replied that the developer will follow all NJDOT requirements.

Solicitor Alice noted that the town has the ability to determine zoning in redevelopment zones.

Deputy Mayor Matthias suggested extending the motion to include other parcels for potential zoning changes. Mayor Marino agreed noting that with the advent of water and sewer, the goal is to accommodate commercial developers.

Committeeman Frederick asked that mapping and parcel descriptions be sent to Committee to allow for timely review prior to resolution approval.

Deputy Mayor Matthias advised that Parks and Recreation are looking to obtain approval for DiBella Wine and Independent Distillery to acquire ABC Permits for Spring Fling. She noted that in place of Fun Day, there is no ability to make money from the event. She added that the Committee would also like to apply for a Games of Chance permit for raffles and games of chance.

Mayor Marino moved to authorize the applications for these permits for the May 22nd event. Committeeman Callahan seconded.

Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Committeeman Frederick then advised the Committee that S/W Little League is planning a fundraiser for the collection of used clothing and would like to place a collection trailer at Locke Avenue park in March/April.

Mayor Marino responded that it would be a great community event and a perfect location. The Committee was in favor of allowing this.

Motion was made by Committeeman Frederick and seconded by Committeeman Nocentino to open the meeting to public comment. All were in favor.

Ann Dorsett, 159 Russell Mill Road, asked if any further attention has been given by the township as to the TDR program.

Mayor Marino advised her that township counsel has sent a letter to the state requesting approval to rescind the program and is currently waiting for their ruling.

Mrs. Dorsett thanked the Committee for their continuing efforts.

Hearing no further comment, motion was made by Deputy Mayor Matthias, seconded by Committeeman Frederick and unanimously passed to close the public portion.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to approve the bills and purchase orders.

Committeeman Frederick noted that electric bills for the municipal building seem high.

CFO Pine said that the bills are typical for winter months.

Discussion then ensued regarding the results of the energy audit conducted by SPS Mechanical. Mr. Pine said that the recommendation to switch heat pumps to gas could be looked out provided that gas is being provided to the new Inspira and assisted living facilities in front of the municipal building.

Discussion then ensued regarding the results of the communications audit. Mr. Pine advised that up to \$60,000 in savings will be realized over the next four years based up the audit results.

Roll Call (Bill List) Callahan: YES, Frederick; YES, Nocentino: YES, Matthias: YES, Marino: YES motion carried

With no further business, motion was made by Committeeman Callahan, seconded by Committeeman Frederick and unanimously passed to adjourn the meeting.

The meeting adjourned at 6:58 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim

Audio recording not available/meeting held virtually due to snow storm.