

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
APRIL 19, 2021**

Call to order:

The April 19, 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:

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.

Ordinance:

2021-04 An Ordinance Authorizing Sale of Municipal Property-Nike Missile Base Site-Pursuant to Redevelopment Plan Second Reading/Public Hearing

2021-05 An Ordinance of the Township of Woolwich Repealing Chapter 149-5(1) of the Code of the Township of Woolwich and Replacing with the Following First Reading/Introduction

2021-06 An Ordinance of the Township of Woolwich Amending the Woolwich Township Code to Create a Four-Way Stop Control Along Balsam Road First Reading/Introduction

Resolutions:

R-2021-90 Resolution Authorizing the Quote of Remington and Vernick in the Not to Exceed Amount of \$6,280 for Environmental Service on Block 5, Lot 3

R-2021-91 Resolution Authorizing the Quote of the Ambient Group in the Not to Exceed Amount of \$9,000 to Conduct Remediation Activities on Block 5, Lot 3

R-2021-92 Resolution Authorizing Totally Disabled Veteran Deduction

R-2021-93 Resolution Authorizing Acceptance of Performance Surety Bond for Safety and Stabilization-Liberty Venture I, LP

R-2021-94 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Authorizing Change Order #2 in the Amount of (\$4,373.05) on the Project Known as Ogden Road Emergency Storm Water Repairs

R-2021-95 Resolution Authorizing the Tax Collector to Transfer/Refund Overpayment of Taxes

R-2021-96 A Resolution to Authorize Execution of a Redevelopment Agreement with Paulsboro Rd AP LLC and Appointing Paulsboro Rd AP LLC as Redeveloper for Nike Missile Base Site

R-2021-97 Resolution of the Township of Woolwich Making an Appointment to Board/Committee Membership

Reports: Month of March
Tax Collector: \$623,725.68 remitted

Woolwich Fire Company: Monthly Report

Police: Monthly Report

Township Engineer: Monthly Report/Palladino Property-Estimated cost and timeline

Precision Land: Monthly Sewer Project Update

Administrator's Report: Monthly Report

Municipal Services: Monthly Report

CFO: Preliminary 2021 Budget

Liaison Reports:

Committeeman Frederick: Municipal Services; (Blds./Grounds/Code/UCC/Zoning/Public Works); Environmental Commission

Committeeman Nocentino: Administration: (Finance; JLUB, TDR Task Force); BDAC

Committeeman Callahan: Solid Waste/Recycling; Municipal Alliance

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

Mayor Marino: Public Safety; (Police, Fire, Courts)

Old Business: SAM Policy/Solicitor Follow-up
Outside Storage of Vehicles/Solicitor Follow-Up
Disc Golf/Breakdown of Costs
Cannabis Facility Regulations

R-2021-98 Closed Session Litigation/Woolwich Adult

New Business:

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.

Approval of Minutes: March 15, 2021 and April 5, 2021

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.

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY**

ORDINANCE 2021-04

**AN ORDINANCE AUTHORIZING SALE OF MUNICIPAL PROPERTY-
NIKE MISSILE BASE SITE
PURSUANT TO REDEVELOPMENT PLAN**

WHEREAS, the Township of Woolwich purchased property identified on the Tax Maps of the Township of Woolwich as Block 14, Lot 2 and located at 261 Paulsboro Road and commonly known as the former Nike Missile Base Site from the Government Services Administration in 2009; and

WHEREAS, on June 18, 2009 the Township Joint Land Use Board adopted Resolution R-2009-18 recommending that the Township Committee designate the Property an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 et. seq.; and

WHEREAS, on July 20, 2009 the Township Committee adopted Resolution R-2009-165 designating the Property an Area In Need of Redevelopment; and

WHEREAS, thereafter, the Township Committee adopted a redevelopment plan entitled "Nike Missile Site Redevelopment Plan" prepared by J. Timothy Kernan, Maser Consulting, via Ordinance 2017-03 on March 6, 2017; and

WHEREAS, the Redevelopment Law permits the Township Committee, as the redevelopment entity, to contract with redevelopers for the planning, sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, on April 11, 2020 the Township published a Request for Qualification ("RFQ") for the sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Township received two responses to the RFQ; and

WHEREAS, on August 17, 2020 the Township adopted Resolution No. R-2020-166 selecting Arbok Partners as the potential redeveloper of the property and authorized the negotiation of a Memorandum of Understanding (MOU) and a Redevelopers Agreement with Arbok Partners; and

WHEREAS, the Township wishes to convey the Nike Missile Site; Block 14, Lot 2; and

WHEREAS, following the adoption of the Redevelopment Plan, the Township has negotiated the sale of the property to Paulsboro RD AP LLC, (an entity created by Arbok Partners, LLC) with offices at 239 Washington Street, Suite 301, Jersey City, New Jersey 07302 for a Purchase Price of Two Million and Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00), subject to certain terms and conditions as set forth in a Contract of Purchase of Real Estate to be executed by and between the Parties;

WHEREAS, the New Jersey Local Housing and Redevelopment Law, N.J.S.A. 40A:12A- 1 et seq. authorizes a municipality to convey property without public bidding, as such prices and upon such terms and conditions as it deems reasonable, provided that the conveyance is made in conjunction with the Redevelopment Plan; and

WHEREAS, the Township Committee wishes to authorize by Ordinance the conveyance of said property to Paulsboro RD AP LLC.

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

1. The conveyance of certain property identified as Block 14, Lot 2, located at 261 Paulsboro Road in Woolwich Township consisting of approximately 14.5 acres +/- to Paulsboro RD AP LLC be and the same is hereby authorized, as the property is no longer needed for public municipal use, is the subject of a Redevelopment Plan contemplating the redevelopment of said site, and the Township has negotiated a Purchase Price of Two

Million and Seven Hundred Thousand and 00/100 Dollars (\$2,700,000.00) along with other terms and conditions which the governing body deems to be in the best interests of the municipality.

2. The Contract of Purchase of Real Estate authorizing said conveyance will be in substantially the form provided to the Township Committee and which is attached hereto as Exhibit "A", with such changes as may be approved by the Solicitor or Redevelopment Counsel and the Township's professional advisors, and approved by the Township Administrator.
3. The Mayor and/or Township Administrator shall be authorized to execute any and all documents necessary to effectuate the sale of the Property to Paulsboro RD AP LLC.

INTRODUCTION:
FINAL ADOPTION:
FINAL ADOPTION:

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Vernon Marino, Mayor

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 5TH day of April 2021. 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 19th day of April, 2021 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:00 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 19th day of April, 2021.

Jane DiBella, Clerk

4821-5692-3105, v. 1

AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH REPEALING CHAPTER 149-5(1) OF THE CODE OF THE TOWNSHIP OF WOOLWICH AND REPLACING WITH THE FOLLOWING

2021-05

WHEREAS, Section 25 entitled "Required Guarantees" of Chapter 149 of the Code of the Township of Woolwich entitled "Site Plan", details the process and amounts required from developers for submission of Performance Guarantees; and

WHEREAS, N.J.S.A. 40:55D-53 (The Municipal Land Use Law) requires the posting of certain guarantees by developers; and

WHEREAS, the above referenced state statute has been amended, with the changes including specifics as to what can and cannot be bonded among other changes; and

WHEREAS, the Woolwich Township Committee, in an effort to remain consistent with state statute, wishes to amend its Ordinances to comply with said state statute;

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

SECTION 1. REPEALER

Chapter 149, Section 1 of the Code of the Township of Woolwich shall hereby be repealed and replaced with the following:

A. Performance Guaranties, Maintenance Guaranties & Inspection Fees

As a condition of final site plan approval or final subdivision approval, the Joint Land Use Board may require the developer to post a performance guarantee for the purpose of assuring the installation of on-tract improvements consistent with the provisions of N.J.S.A. 40:55D-53 and pursuant to the following procedures:

(1) *The developer shall furnish a performance guarantee in favor of the Township in an amount not to exceed one hundred twenty percent (120%) of the cost of installation of the following on-site improvements that are to be dedicated to a public entity, and that have not yet been installed, as shown on the approved plans or plat, as the case may be: streets, pavement, gutters, curbs, sidewalks, street lighting, street trees, surveyor's monuments, water mains, sanitary sewers, community septic systems, drainage structures, public improvements of open space, and any grading necessitated by the preceding improvements.*

(2) *The developer shall furnish a performance guarantee to include, within an approved phase or section of a development privately-owned perimeter buffer landscaping, as required by N.J.S.A. 40:55D-53(1)(b).*

(3) *The developer shall furnish to the municipality a "safety and stabilization guarantee," in favor of the municipality as described in N.J.S.A. 40:55D-53(1)(d). At the developer's option, a "safety and stabilization guarantee" may be furnished either as a separate guarantee or as a line item of the performance guarantee.*

(4) *The developer shall have the option to post each required guarantee in any of the following forms:*

(a) *A cash value equal to one hundred twenty percent (120%) of the total cost of construction as determined by the Township Engineer pursuant to this Section; or*

(b) *An irrevocable performance bond or letter of credit in the amount of one hundred twenty percent (120%) of the construction as determined by the Township Engineer pursuant to this Section.*

(5) *The cost of any performance guarantee required hereunder shall be determined by the Township Engineer who shall prepare an itemized cost estimate of the improvements covered by the performance guarantee which itemized cost estimate shall be appended to each performance guarantee posted by the developer. Said itemization shall be the basis for determining the amount of performance guaranty and maintenance guaranty required by the approving authority consistent with this Section. The Township Engineer shall forward his estimate of the cost of improvements to the developer within thirty (30) days of the date of receipt of a request sent by certified mail for said estimate.*

(6) *Prior to the release of a performance guarantee, the developer shall furnish a maintenance guarantee in an amount not to exceed fifteen percent (15%) of the cost of the installation of the improvements which are being released. The term of the maintenance guarantee shall be for a period not to exceed two (2) years and shall automatically expire at the end of the established term.*

(7) *The developer shall post with the municipality, upon the inspection and issuance of final approval of the following private site improvements by the municipal engineer, a maintenance guarantee in an amount not to exceed 15% of the cost of the installation of the following private site improvements: stormwater management basins, in-flow and water quality structures within the basins, and the out-flow pipes and structures of the stormwater management system, if any, which cost shall be determined according to the method of calculation set forth in section 15 of P.L.1991, c.256 (C.40:55D-53.4).*

(8) *In the event that other governmental agencies or public utilities automatically will own the utilities to be installed or the improvements are covered by a performance or maintenance guaranty issued for the benefit of another governmental agency, no performance or maintenance guaranty, as the case may be, shall be required for such utilities or improvements.*

(9) *Temporary Certificate of Occupancy.*

(a) *In the event that a developer shall seek a temporary certificate of occupancy for a development, unit, lot, building, or phase of development, as a condition of the issuance thereof the developer shall furnish a separate guarantee, referred to herein as a temporary certificate of occupancy guarantee, in an amount equal to one hundred twenty percent (120%) of the cost of installation of only those improvements or items which remain to be completed or installed under the terms of the temporary certificate of occupancy and which are required to be installed or completed as a condition precedent to the issuance of the permanent certificate of occupancy for the development, unit, lot, building or phase of development. Upon posting of a temporary certificate of occupancy guarantee, all sums remaining under a performance guarantee which relate to the development, unit, lot, building, or phase of development for which the temporary certificate of occupancy is sought shall be released.*

(b) *The scope and amount of the temporary certificate of occupancy guarantee shall be determined by the Township Engineer based upon the projected cost of improvements remaining for issuance of the temporary certificate of occupancy which shall be provided by the applicant to the Township Engineer, and shall include items such as sidewalks and street trees at the subject property, roadways (including surface course) from the property to the fully improved roadway; water and sewer infrastructure from the property to the main, stormwater conveyance to serve the property and stormwater management structures/basins for the current project phase.*

(c) *The temporary certificate of occupancy guarantee shall be released by the Township Engineer upon the issuance of a permanent certificate of occupancy with regard to the development, unit, lot, building, or phase as to which the temporary certificate of occupancy relates*

(10) *Inspection Fees.*

The obligor shall reimburse the municipality for reasonable inspection fees paid to the municipal engineer for the foregoing inspection of improvements as described in N.J.S.A. 40:55D-53.

Inconsistency:

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

Effective Date:

This Ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 19th day of April, 2021 and will be considered for final passage at a meeting of the Township Committee of the Township of Woolwich, to be held on the 3rd day of May 2021 at 6:00 p.m. at which time and place any interested party will be given the opportunity to be heard.

Jane DiBella, Township Clerk

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING THE WOOLWICH TOWNSHIP CODE TO
CREATE A FOUR-WAY STOP CONTROL ALONG BALSAM ROAD**

2021-06

WHEREAS, it is in the best interest of the Township of Woolwich and its residents to create a stop controlled Four-Way Intersection at Balsam and Acacia; and

WHEREAS, Chapter 182-14 of the Code of the Township of Woolwich designates stop intesections;

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

SECTION 1 Amendment

Chapter 182-14 of the Code of the Township of Woolwich entitled "Designation of Stop Intersections" shall be amended to add the following:

Balsam Drive-Four Way Stop Intersection at Balsam and Acacia-Stop Signs located per the attached plan at all four sides of the intersection.

Inconsistency:

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

Effective Date:

This Ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

TOWNSHIP OF WOOLWICH

Vernon Marino, Mayor

ATTEST: _____
Jane DiBella, Clerk

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 19th day of April, 2021 and will be considered for final passage at a meeting of the Township Committee of the Township of Woolwich, to be held on the 3rd day of May, 2021 at 6:00 p.m. at which time and place any interested party will be given the opportunity to be heard.

Jane DiBella, Township Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on said Ordinance at a meeting of the Woolwich Township Committee held on May 3, 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING QUOTE OF REMINGTON AND VERNICK IN THE NOT TO EXCEED AMOUNT
OF \$6,280 FOR ENVIRONMENTAL SERVICE, BLOCK 5, LOT 3
R-2021-90**

WHEREAS, certain environmental services are required to comply with the New Jersey Department of Environmental Protection Green Acres Program relative to Block 5, Lot 3 on the Official Tax Map of the Township of Woolwich; and

WHEREAS, said services are detailed in a letter from Remington and Vernick Engineers dated March 18, 2021 in which service is offered in the Not to Exceed cost of \$6,280; and

WHEREAS, the Township of Woolwich received a proposal dated March 18, 2021 (attached) from Remington and Vernick Engineers to conduct said tasks in a Not to Exceed amount of \$6,280.00; and

WHEREAS, by motion, second and duly passed, the Woolwich Township Committee approved said proposal at a meeting held on the 5th day of April, 2021; and

WHEREAS, it is the purpose of this resolution to memorialize such action previously taken; and

WHEREAS, the Woolwich Township CFO has issued a Certification of Funds in this regard;

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

1. That Remington and Vernick Engineers be and are hereby authorized and directed to conduct environmental services on Block 5, Lot 3 as more fully described in their proposal dated March 18, 2021 as attached, in the Not to Exceed amount of \$6,280.00.

Adopted this 19th day of April, 2021

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 19th day of April, 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE QUOTE OF THE AMBIENT GROUP, LLC IN THE NOT TO EXCEED
AMOUNT OF \$9,000 TO CONDUCT REMEDIATION ACTIVITIES ON BLOCK 5, LOT 3**

R-2021-91

WHEREAS, certain environmental services are required to comply with the New Jersey Department of Environmental Protection Green Acres Program relative to Block 5, Lot 3 on the Official Tax Map of the Township of Woolwich; and

WHEREAS, said services are detailed in a proposal from The Ambient Group LLC dated March 24, 2021 in which service is offered in the Not to Exceed cost of \$9,000; and

WHEREAS, it is noted that said activities are to install a remedy cap over arsenic impacted soil on Township owned land known as Block 5, Lot 3; and

WHEREAS, by motion, second and duly passed, the Woolwich Township Committee approved said proposal at a meeting held on the 5th day of April, 2021; and

WHEREAS, it is the purpose of this resolution to memorialize such action previously taken; and

WHEREAS, the Woolwich Township CFO has issued a Certification of Funds in this regard;

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

1. That The Ambient Group, LLC be and are hereby authorized and directed to conduct environmental services on Block 5, Lot 3 as more fully described in their proposal dated March 24, 2021 as attached, in the Not to Exceed amount of \$9,000.00.

Adopted this 19th day of April, 2021

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 19th day of April, 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING TOTALLY DISABLED VETERAN DEDUCTION
R-2021-92**

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 Matthew Cooper 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 homeowner is responsible for the first 79 days of the 4th quarter taxes for 2020.

Block 17	Lot 7.21	Matthew Cooper TDV	\$ 553.77 refund & cancel 4 th qtr. 2020 3,768.96 refund & cancel 1st qtr. 2021 3,768.95 cancel 2 nd qtr. 2021
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Approved as of December 18, 2020.

Adopted this 19th day of April, 2021

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 19th day of April, 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING ACCEPTANCE OF PERFORMANCE SURETY BOND FOR SAFETY AND
STABILIZATION-LIBERTY VENTURE I, LP**

R-2021-93

WHEREAS, Liberty Venture I, LP is the developer of a 455,280+ sf warehouse as approved by the Woolwich Township Joint Land Use Board; and

WHEREAS, the construction of said project requires a soil removal permit to remove excess soil from the construction site, which application was approved by the Woolwich Township Committee on December 7, 2020; and

WHEREAS, the applicant is required to post a Safety and Stabilization Bond with the Township of Woolwich pursuant to municipal ordinance; and

WHEREAS, the Developer has provided Performance Surety Bond 9372417 in the amount of \$5,000 for this purpose; and

WHEREAS, it is the intent and purpose of this Resolution to accept the bond for filing with the Township;

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 accepts Performance Surety Bond 9372417 as posted by Liberty Venture I, LP as a Safety and Stabilization Guarantee connected with the development of Commodore Business Center North and authorize and directs the Woolwich Township Clerk to file and maintain said Bond which is to remain in full force and effect until such time as all improvements required by the Bond have been accepted.

Adopted this 19th day of April, 2021

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 conducted on the 19th day of April, 2021.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
AUTHORIZING CHANGE ORDER #2 IN THE AMOUNT OF (\$4,373.05) ON THE PROJECT KNOWN AS
OGDEN ROAD EMERGENCY STORMWATER REPAIRS
R-2021-94**

WHEREAS, the Township of Woolwich authorized an Emergency Contract to R.E. Pierson Construction Company for storm water repairs on Ogden Road as the result of a severe storm in August of 2020 for which the amount has been reduced by (\$38,940.42); and

WHEREAS, computation of the entire contract and change order follows:

Change Order #1-Previous	(\$59,559.58)
Change Order #2	(\$4,373.05)
Amended Contract Amount:	\$491,688.63

WHEREAS, said change order has been reviewed by the Township Engineer as submitted by the Contractor; and

WHEREAS, said change order document is attached hereto; and

WHEREAS, the Woolwich Township QPA has issued a Certification of Funds in this regard; and

WHEREAS, the Woolwich Township Committee deems it to be in the best interest of the Township to authorize said Change Order; and

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

1. That change order #2 to the contract between the Township of Woolwich and R.E. Pierson Construction Company for the emergency storm water repairs to Ogden Road and Hunters Run is hereby authorized.
2. That Change Order #2 is in the amount of (\$4,373.05).
3. That the Woolwich Township Mayor and Clerk be and are hereby authorized and directed to execute said Change Order on the behalf of the Township of Woolwich.

Adopted this 19th day of April, 2021

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 19th day of April, 2021.

Jane DiBella, Clerk

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

R-2021-95

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 Tax Collector to process the following transfer to the 2021 tax year and/or refunds as noted:

Block 2.22	Lot 8	NJ Division of Taxation – Data System	\$848.62 refund
homestead rebate			

Adopted this 19th day of April, 2021

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 19th day of April 2021.

Jane DiBella, Clerk

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY**

**A RESOLUTION TO AUTHORIZE EXECUTION OF A
REDEVELOPMENT AGREEMENT WITH
PAULSBORO RD AP LLC AND APPOINTING PAULSBORO RD AP LLC AS
REDEVELOPER FOR NIKE MISSILE BASE SITE**

R-2021-96

WHEREAS, the Township is empowered, pursuant to the provisions of the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A. 40A:12A-1 *et seq.* ("the Redevelopment Law"), to declare certain properties located within the Township as areas in need of redevelopment, and to adopt and implement redevelopment plans, and carry out redevelopment projects; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-4, a municipality may designate a redevelopment entity for purposes of undertaking municipal redevelopment efforts, as prescribed in the Redevelopment Law, or may execute those responsibilities directly as a redevelopment entity; and

WHEREAS, the Township has elected to directly act as the redevelopment entity, through the Woolwich Township Committee, for purposes of redevelopment matters; and

WHEREAS, the Township of Woolwich purchased property identified on the Tax Maps of the Township of Woolwich as Block 14, Lot 2 and located at 261 Paulsboro Road commonly known as the former Nike Missile Base Site from the Government Services Administration in 2009; and

WHEREAS, on June 18, 2009 the Township Joint Land Use Board adopted Resolution R-2009-18 recommending that the Township Committee designate the Property an Area in Need of Redevelopment pursuant to N.J.S.A. 40A:12A-1 *et. seq.* and

WHEREAS, on July 20, 2009 the Township Committee adopted Resolution R-2009-165 designating the Property an Area In Need of Redevelopment; and

WHEREAS, thereafter, the Township Committee adopted a redevelopment plan entitled "Nike Missile Site Redevelopment Plan" prepared by J. Timothy Kernan, Maser Consulting, via Ordinance 2017-03 on March 6, 2017; and

WHEREAS, the Redevelopment Law permits the Township Committee, as the redevelopment entity, to contract with redevelopers for the planning, sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, on April 11, 2020 the Township published a Request for Qualification ("RFQ") for the sale and redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Township received two responses to the RFQ; and

WHEREAS, on August 17, 2020 the Township adopted Resolution No. R-2020-166 selecting Arbok Partners as the potential redeveloper of the property and authorized the negotiation of a Memorandum of Understanding (MOU) and a Redevelopers Agreement with Arbok Partners; and

WHEREAS, Township desires to appoint Redeveloper as the redeveloper for the Property pursuant to the Redevelopment Law; and

WHEREAS, the Redeveloper is a recognized developer, experienced in projects for the construction of commercial warehouse development; and

WHEREAS, Redeveloper has provided conceptual proposals to redevelop the Property, together with related improvements and facilities; and

WHEREAS, pursuant to the Redevelopment Law, the Township Committee, in its capacity as the "Redevelopment Entity" (as such term is defined at *N.J.S.A.* 40A:12A-3), for the Property, with full authority to exercise the powers contained in the Redevelopment Law, is now desirous of facilitating and implementing the redevelopment of the Property in accordance with the Redevelopment Plan; and

WHEREAS, Paulsboro RD AP LLC (an entity created by Arbok Partners, LLC) has made application to be designated as the redeveloper for the Property, and Redeveloper has provided information consisting of documentation evidencing financial responsibility and capability with respect to the Project, estimated total development costs, and estimated time schedule for commencement and completion of construction; and

WHEREAS, the Township has determined that Redeveloper meets all applicable criteria, including financial capabilities, experience, expertise and project concept descriptions, and, as a result, has determined to engage in negotiations with Redeveloper for the purpose of entering into a Redevelopment Agreement to designate Redeveloper as the exclusive redeveloper of the Property and

WHEREAS, Redeveloper has agreed to develop a project on the Property consistent with the Redevelopment Plan; and

WHEREAS, in order to implement the development, financing, construction, operation and management of the Project, the Township has determined to enter into an Agreement with Redeveloper, which specifies the rights and responsibilities of the Township, designates Redeveloper as redeveloper of the Property and specifies the rights and responsibilities of Redeveloper with respect to the Project.

WHEREAS, the Township desires to appoint Paulsboro RD AP LLC (hereinafter "Redeveloper") as the redeveloper for the Property pursuant to the Redevelopment Law; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-8, et seq., a redevelopment entity, such as the Committee on behalf of the Township is authorized to enter into contracts for the planning, construction or undertaking of any redevelopment project or redevelopment work consistent with the Redevelopment Plan in an area designated as an area in need of redevelopment, including, but not limited to, contracts designating a private entity to serve as a redeveloper for a specific redevelopment project; and

WHEREAS, the Township, having reviewed the proposed Project, has determined that it is in the Township's best interests to designate Redeveloper as redeveloper for the Property subject to execution of this Agreement and satisfaction of all its terms and conditions; and

WHEREAS, Redeveloper desires to redevelop the Property in accordance with the Redevelopment Plan; and

WHEREAS, the Township desires that the Property be redeveloped by Redeveloper in accordance with the Redevelopment Agreement and the Redevelopment Plan; and

WHEREAS, pursuant to the Redevelopment Law, the Parties desire to enter an Agreement to set forth the terms and conditions pursuant to which the Property is to be redeveloped.

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

1. Designates Paulsboro RD AP LLC as the Redeveloper.
2. Authorizes the entering into and execution of the Redevelopment Agreement with Paulsboro RD AP LLC for the redevelopment of the Property in accordance with the Redevelopment Plan.
3. The Redevelopment Agreement will be in substantially the form provided to the Township Committee and which is attached hereto as **Exhibit "A"**, with such changes as may be approved by the Solicitor or Redevelopment Counsel and the Township's professional advisors, and approved by the Township Administrator.
4. The Mayor and/or Township Administrator shall be authorized to execute any and all documents necessary to complete the redevelopment of the Property by Paulsboro RD AP LLC.

MOTION:

SECOND:

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

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 19th day of April 2021.

Jane DiBella, Clerk

RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING AN APPOINTMENT TO BOARD/COMMITTEE MEMBERSHIP

R-2021-97

WHEREAS, vacancies exist to membership terms on certain Boards and Commissions of the Township of Woolwich; and

WHEREAS, Section 31-3b. (Parks and Recreation Membership) of the Code of the Township of Woolwich provides the Woolwich Township Mayor the authority to make an appointment to such Boards or Commissions to fill vacancies; and

WHEREAS, Chapter 48 of the Woolwich Township Code (Volunteer Service Application) allows for members of the general public to apply for membership on Woolwich Township Boards and Commission; and

WHEREAS, Lauren Pierotti has submitted an application for such volunteer service in compliance with the Woolwich Township Code, and has expressed an interest in serving as a Woolwich Township appointee to the Swedesboro-Woolwich Parks and Recreation Committee on which vacancies currently exist;

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

1. Lauren Pierotti be and is hereby appointed as a Woolwich Township representative to the Swedesboro-Woolwich Parks and Recreation Committee to fill a vacancy effective as of this date and expiring on December 31, 2021.
2. That in accordance with the Woolwich Township Code, this appointment is made by the authority of the Woolwich Township Mayor.

Adopted this 19 day of April, 2021

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 19th day of April 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF WOOLWICH;
LITIGATION/WOOLWICH ADULT UPDATE
R-2021-98**

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 **April 19, 2021**
2. The general nature of the subject to be discussed at said closed meeting shall be;

Litigation-Woolwich Adult

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 19th day of April, 2021

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Clerk

Vernon Marino, Mayor