

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
AUGUST 2, 2021**

Call to order:

The August 2, 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.

Ordinances:

**2021-12 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey, Amending Chapter 135-1 of the Code of the Township of Woolwich (Previously Tabled)
First Reading/Introduction**

**2021-13 Bond Ordinance Authorizing the Acquisition of Various Pieces of Equipment and Completion of Various Capital Improvements in and for the Township of Woolwich, County of Gloucester, New Jersey; Appropriating the Sum of \$775,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Woolwich, County of Gloucester, New Jersey, in the Aggregate Principal Amount of up to \$736,250; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing
Second Reading/Public Hearing**

**2021-14 Bond Ordinance Authorizing Various Sewer Infrastructure Improvements as Part of the Kings Landing Redevelopment Plan and for the Township of Woolwich, County of Gloucester, New Jersey; Appropriating the Sum of \$11,725,000 Therefor; Authorizing the Issuance of General Obligation Bonds or Bond Anticipation Notes of the Township of Woolwich, County of Gloucester, New Jersey, in the Aggregate Principal Amount of up to \$10,368,496; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing
Second Reading/Public Hearing**

**2021-15 Ordinance of the Township of Woolwich Adopting an Amendment to the Kings Landing at Woolwich Redevelopment Plan for the Entirety of the Township of Woolwich, County of Gloucester, State of New Jersey to Permit Cannabis Establishments, Distributors and Delivery Service
First Reading/Introduction**

Resolutions:

R-2021-141 Resolution Authorizing Street Opening Permit to South Jersey Gas-345 Rainey Road

R-2021-142 Resolution Endorsing the Findings and Determination Statement and Authorizing the Clerk to Submit Application for Bingo License on Behalf of Four Seasons at Weatherby Games Association

R-2021-143 Resolution Authorizing the Tax Collector to Refund/Transfer Overpayment of Taxes

Old Business: Park Expansion Project

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.

R-2021-144 Resolution for Closed Session Personnel

New Business:

Approval of Bills:

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.

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY,
AMENDING CHAPTER 135-1 OF THE CODE OF THE TOWNSHIP OF WOOLWICH**

2021-12

WHEREAS, on February 22, 2021, NJ Governor Phil Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act") (P.L. 2021, c.16), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, on October 21, 2002, the Township of Woolwich adopted Ordinance 2002-14 which, through an amendment to Chapter 135-1 of the Woolwich Township Code entitled "Prohibited Conduct", banned smoking within all township owned parks and lands; and

WHEREAS, based upon the passage of P.L. 2021, it is important to further amend said Code to add the prohibition of cannabis use in any form to said Code; and

SECTION I. AMENDMENT

135-1. Prohibited Conduct. Is amended to add the following sentence to item A. (27) as follows:

Smoking is strictly prohibited within all Township parks, which includes the use of tobacco and the use of cannabis in any form.

SECTION II. REPEALER

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

SECTION III. EFFECTIVE DATE

This Ordinance shall take effect immediately upon posting, final passage and publication in accordance with the manner prescribed 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 19th day of July, 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 16th day of August, 2021, at the Woolwich Township 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 16th day of August, 2021.

Jane DiBella, Clerk

TOWNSHIP OF WOOLWICH, NEW JERSEY

ORDINANCE 2021-13

BOND ORDINANCE AUTHORIZING THE ACQUISITION OF VARIOUS PIECES OF EQUIPMENT AND COMPLETION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$775,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$736,250; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Township Committee of the Township of Woolwich, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Woolwich, County of Gloucester, New Jersey ("Township").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$775,000;
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$736,250; and
- (c) a down payment in the amount of \$38,750 for the purposes stated in Section 7 hereof is currently available in accordance with the requirements of Section 11 of the Local Bond Law, *N.J.S.A.* 40A:2-11.

Section 3. The sum of \$736,250, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$38,750, which amount represents the required down payment, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$736,250 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$736,250 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A.* 40A:2-20, shall not exceed the sum of \$155,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Down Payment</u>	<u>Amount of Obligations</u>	<u>Period of Usefulness</u>
A. Acquisition of Various Equipment for the Public Safety Department including, but not limited to, Patrol Vehicles, Sirens, Computers, Sign Board and Radar Trailers, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$125,000	\$6,250	\$118,750	5 years
B. Acquisition of Various Equipment for the Public Works and Fire Departments including, but not limited to, Mowers, Turnout Gear, Portable Generator, Trailer, and Refurbish Older Apparatus, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	75,000	3,750	71,250	5 years
C. Various Improvements to Fire Department Building including, but not limited to, Roof Repairs, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	25,000	1,250	23,750	15 years
D. Resurfacing and/or Repaving Various Township Roads including, but not limited to, Emergent Repairs to Drainage System, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	550,000	27,500	522,500	10 years
Total	\$775,000	\$38,750	\$736,250	

Section 8. The average period of useful life of the several purposes for the financing of which this Bond Ordinance authorizes the issuance of bonds or bond anticipation notes, taking into

consideration the respective amounts of bonds or bond anticipation notes authorized for said several purposes, is not less than 8.87 years.

Section 9. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 10. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A.* 40A:2-10, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, *N.J.S.A.* 40A:2-43, is increased by this Bond Ordinance by \$736,250 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 11. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the Township shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 12. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 13. The Township hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 14. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 15. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 16. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 17. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

Date of Introduction: July 19, 2021

Date of Final Adoption: _____, 2021

ATTEST: _____
Jane DiBella, Clerk

Vernon Marino, Mayor

TOWNSHIP OF WOOLWICH, NEW JERSEY

ORDINANCE 2021-14

BOND ORDINANCE AUTHORIZING VARIOUS SEWER INFRASTRUCTURE IMPROVEMENTS AS PART OF THE KINGS LANDING REDEVELOPMENT PLAN IN AND FOR THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, NEW JERSEY; APPROPRIATING THE SUM OF \$11,725,000 THEREFOR; AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OR BOND ANTICIPATION NOTES OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, NEW JERSEY, IN THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$10,368,496; MAKING CERTAIN DETERMINATIONS AND COVENANTS; AND AUTHORIZING CERTAIN RELATED ACTIONS IN CONNECTION WITH THE FOREGOING

BE IT ORDAINED by the Township Committee of the Township of Woolwich, County of Gloucester, New Jersey (not less than two-thirds of all the members thereof affirmatively concurring), pursuant to the provisions of the Local Bond Law, Chapter 169 of the Laws of 1960 of the State of New Jersey, as amended and supplemented ("Local Bond Law"), as follows:

Section 1. The purposes described in Section 7 hereof are hereby authorized as general improvements to be made or acquired by the Township of Woolwich, County of Gloucester, New Jersey ("Township").

Section 2. It is hereby found, determined and declared as follows:

- (a) the estimated amount to be raised by the Township from all sources for the purposes stated in Section 7 hereof is \$11,725,000; and
- (b) the estimated amount of bonds or bond anticipation notes to be issued for the purposes stated in Section 7 hereof is \$10,368,496.

Section 3. The sum of \$10,368,496, to be raised by the issuance of bonds or bond anticipation notes, together with the sum of \$1,356,504, which amount represents a grant allocated to the Township from the Local Fiscal Recovery Fund as part of the American Rescue Plan, are hereby appropriated for the purposes stated in this bond ordinance ("Bond Ordinance").

Section 4. The issuance of negotiable bonds of the Township in an amount not to exceed \$10,368,496 to finance the costs of the purposes described in Section 7 hereof is hereby authorized. Said bonds shall be sold in accordance with the requirements of the Local Bond Law.

Section 5. In order to temporarily finance the purposes described in Section 7 hereof, the issuance of bond anticipation notes of the Township in an amount not to exceed \$10,368,496 is hereby authorized. Pursuant to the Local Bond Law, the Chief Financial Officer is hereby

authorized to sell part or all of the bond anticipation notes from time to time at public or private sale and to deliver the same to the purchasers thereof upon receipt of payment of the purchase price plus accrued interest from their date to delivery thereof. The Chief Financial Officer is hereby directed to report in writing to the governing body at the meeting next succeeding the date when any sale or delivery of the bond anticipation notes pursuant to this Bond Ordinance is made. Such report must include the amount, the description, the interest rate and the maturity schedule of the bond anticipation notes sold, the price obtained and the name of the purchaser.

Section 6. The amount of the proceeds of the obligations authorized by this Bond Ordinance which may be used for the payment of interest on such obligations, accounting, engineering, legal fees and other items as provided in Section 20 of the Local Bond Law, *N.J.S.A. 40A:2-20*, shall not exceed the sum of \$2,400,000.

Section 7. The improvements hereby authorized and the purposes for which said obligations are to be issued; the estimated costs of each said purpose; the amount of down payment for each said purpose; the maximum amount obligations to be issued for each said purpose and the period of usefulness of each said purpose within the limitations of the Local Bond Law are as follows:

<u>Purpose/Improvement</u>	<u>Estimated Total Cost</u>	<u>Grant</u>	<u>Amount of Obligations</u>	<u>Maximum Rate of Interest on Obligations</u>	<u>Period of Usefulness</u>
A. Completion of Sewer Infrastructure Improvements as part of the Kings Landing Redevelopment Plan including, but not limited to, Extension of Residential, Commercial and Industrial Sanitary Sewer Services Along Route 322, Installation of a Gravity Sewer Extension, Sanitary Pump Station and Force Main Extensions, more particularly described in documentation on file in the office of the Township Clerk, together with the acquisition of all materials and equipment and completion of all work necessary therefor or related thereto	\$11,725,000	\$1,356,504	\$10,368,496	8.50%	40 years

Section 8. Grants or other monies received from any governmental entity, if any, will be applied to the payment of, or repayment of obligations issued to finance, the costs of the purposes described in Section 7 above.

Section 9. The supplemental debt statement provided for in Section 10 of the Local Bond Law, *N.J.S.A. 40A:2-10*, was duly filed in the office of the Clerk prior to the passage of this Bond Ordinance on first reading and a complete executed duplicate original thereof has been filed in the Office of the Director of the Division of Local Government Services in the Department of Community Affairs of the State of New Jersey. The supplemental debt statement shows that the gross debt of the Township, as defined in Section 43 of the Local Bond Law, *N.J.S.A. 40A:2-43*, is increased by this Bond Ordinance by \$10,368,496 and that the obligations authorized by this Bond Ordinance will be within all debt limitations prescribed by said Local Bond Law.

Section 10. The full faith and credit of the Township are irrevocably pledged to the punctual payment of the principal of and interest on the bonds or bond anticipation notes authorized by this Bond Ordinance and, to the extent payment is not otherwise provided, the Township shall levy *ad valorem* taxes on all taxable real property without limitation as to rate or amount for the payment thereof.

Section 11. The Capital Budget is hereby amended to conform with the provisions of this Bond Ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance Board showing full detail of the amended Capital Budget and Capital Program as approved by the Director of the Division of Local Government Services, is on file with the Clerk and available for inspection.

Section 12. The Township hereby declares its intent to reimburse itself from the proceed of the bonds or bond anticipation notes authorized by this Bond Ordinance pursuant to Income Tax Regulation Section 1.150-2(e), promulgated under the Internal Revenue Code of 1986, as amended ("Code") for "original expenditures", as defined in Income Tax Regulation Section 1.150-2(c)(2), made by the Township prior to the issuance of such bonds or bond anticipation notes.

Section 13. The Township hereby covenants as follows:

(a) it shall take all actions necessary to ensure that the interest paid on the bonds or bond anticipation notes authorized by the Bond Ordinance is exempt from the gross income of the owners thereof for federal income taxation purposes, and will not become a specific item of tax preference pursuant to Section 57(a)(5) of the Code;

(b) it will not make any use of the proceeds of the bonds or bond anticipation notes or do or suffer any other action that would cause the bonds or bond anticipation notes to be "arbitrage bonds" as such term is defined in Section 148(a) of the Code and the Regulations promulgated thereunder;

(c) it shall calculate or cause to be calculated and pay, when due, the rebatable arbitrage with respect to the "gross proceeds" (as such term is used in Section 148(f) of the Code) of the bonds or bond anticipation notes;

(d) it shall timely file with the Internal Revenue Service, such information report or reports as may be required by Sections 148(f) and 149(e) of the Code; and

(e) it shall take no action that would cause the bonds or bond anticipation notes to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 14. The improvements authorized hereby are not current expenses and are improvements that the Township may lawfully make. No part of the cost of the improvements authorized hereby has been or shall be specially assessed on any property specially benefited thereby.

Section 15. All ordinances, or parts of ordinances, inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 16. In accordance with the Local Bond Law, this Bond Ordinance shall take effect twenty (20) days after the first publication thereof after final passage.

Date of Introduction: July 19, 2021

Date of Final Adoption: _____, 2021

ATTEST: _____
Jane DiBella, Clerk

Vernon Marino, Mayor

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2021-15**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH ADOPTING AN AMENDMENT
TO THE KINGS LANDING AT WOOLWICH REDEVELOPMENT PLAN FOR THE
ENTIRETY OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER,
STATE OF NEW JERSEY TO PERMIT CANNABIS ESTABLISHMENTS,
DISTRIBUTORS AND DELIVERY SERVICES**

WHEREAS, on November 3, 2020, more than two-thirds of the registered voters in New Jersey voted to approve Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults 21 years of age and older; and

WHEREAS, in the Township of Woolwich (the “Township”), nearly 70.53% of registered voters voted in favor of Public Question No. 1; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalized the recreational use of marijuana by adults 21 years of age or older; and

WHEREAS, the Act establishes a comprehensive regulatory and licensing scheme for commercial, recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six (6) marketplace classes of licensed businesses to cultivate, manufacture, wholesale, distribute, sell and deliver cannabis and cannabis related products; and

WHEREAS, Section 31(a) of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location, manner and times of operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31(b) of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, cannabis distributors, or cannabis delivery services anywhere in the municipality; and

WHEREAS, Section 31(b) of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 21, 2021); and

WHEREAS, on October 20, 2014, the Mayor and Committee of the Township of Woolwich (the “Township Committee”), by way of Resolution No. 2014-20, designated an area “Regional Center East”, along US Route 322 as an “Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law (the “Redevelopment Law”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, on April 17, 2017, the Mayor and Committee of the Township of Woolwich (the “Township Committee”), by way of Resolution No. 2017-15, designated an area “Regional Center West”, along US Route 322 as an “Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law (the “Redevelopment Law”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a Governing Body may adopt, revise or amend a redevelopment plan; and

WHEREAS, by way of Ordinance No. 2017-12 adopted on July 17, 2017, the Township adopted a redevelopment plan entitled “Kings Landing at Woolwich Township” (the “Redevelopment Plan”) which combined these two areas in need of redevelopment; and

WHEREAS, on August 5, 2019, the Mayor and Committee of the Township of Woolwich (the “Township Committee”), by way of Resolution No. 2019-194, added additional parcels to the “Area in Need of Redevelopment” pursuant to the Local Redevelopment and Housing Law (the “Redevelopment Law”), N.J.S.A. 40A:12A-1 et seq.; and

WHEREAS, by way of Ordinance No. 2019-25 adopted on December 30, 2019, the Township adopted an amendment to the redevelopment plan entitled “Kings Landing at Woolwich Township” (the “Redevelopment Plan”) which added the additional parcels to the redevelopment plan; and

WHEREAS, the Township of Woolwich is desirous to amend the Redevelopment Plan to impose development regulations on any one or more classes of cannabis establishments, cannabis distributors, or cannabis delivery services throughout the Township; and

WHEREAS, the Township of Woolwich has carefully considered the benefits and detriments of permitting any one or more classes of cannabis establishments, cannabis distributors, or cannabis delivery services within the Township of Woolwich and the impact upon the health, safety, and welfare of its residents; and

WHEREAS, the Mayor and Committee has determined that it is necessary and appropriate, and in the best interest of the health, safety and welfare of the Township of Woolwich’s residents and members of the public who visit, travel, or conduct business in the Township of Woolwich, to adopt an ordinance prohibiting the operation of any one or more classes of cannabis establishments, cannabis distributors, or cannabis delivery services within the Township of Woolwich in accordance with Section 31(b) of the Act; and

WHEREAS, the Mayor and Committee has determined that an amendment to the Redevelopment Plan is the most prudent course of action to address the six (6) cannabis marketplace classes of licensed businesses and the adoption of such an ordinance satisfies Section 31(b) of the Act.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

IX. Redevelopment Plan, Section B. Permitted Uses, Area and Bulk Requirements: Commercial Development (CD) District: D. Conditional uses, is hereby amended to add Marijuana Establishment as follows:

(2) Marijuana Establishment Class 1, Cannabis cultivators; Class 2, Cannabis manufacturers; Class 3, Cannabis wholesalers; Class 4; Cannabis distributors; and Class 6, Delivery Service; only to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the Township. An executed Redevelopment Agreement with the Township shall be required (as a checklist item) as part of an application submission to the Township's Planning Board or as part of any other application for land use approvals utilizing zoning under this amendment. The definitions set forth in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-1 et seq. (the "Act"), are incorporated herein and the relevant terms shall have the same meaning and definition as set forth in the Act.

(a) The permitted conditional uses shall be subject to the following special requirements:

- [1] The cannabis establishment, cannabis distributor or cannabis delivery services shall be duly licensed by the State of New Jersey with its license maintained in good standing.
- [2] Classes 1, 2, 3, 4 and 6 shall comply with all standards indicated under the Commercial Development Zone and shall be treated as either a warehouse or distribution/warehouse facility.
- [3] No vehicular access is permitted from a residential street.
- [4] No cannabis establishment, cannabis distributor or cannabis delivery services shall be located closer than 500 feet from a residential zone, church, public or parochial school, private school, child-care center, or public park.
- [5] Cannabis paraphernalia shall not be displayed or visible from the building's exterior.

- [6] On-site sales of alcohol or tobacco products are prohibited.
- [7] On-site consumption of food, alcohol, tobacco, or cannabis products is prohibited.
- [8] Signage shall follow the standards prescribed in the Township's Comprehensive Sign Plan for the Woolwich Regional Center for freestanding office buildings (§203-151) and the following requirements:
 - [A] No sign shall contain any visual representation of cannabis or associated paraphernalia.
 - [B] Cannabis establishment, cannabis distributor or cannabis delivery services shall not display on the exterior of the facility advertisements for marijuana, marijuana paraphernalia or a brand name except for the purposes of identifying the building by the permitted name.
- [9] All licensed facilities shall submit a detailed security plan, which shall be subject to the review and approval of the Township's Chief of Police. Such plan should include measures and procedures designed to protect both tenants and the visitors from criminal activity, unsafe conditions and incidents of nuisance/harassment. Any approval granted may be rescinded at any time such plan fails to comply with the approved procedures of the security plan or which fails to provide adequate security and safety for tenants and visitors. The proposed security plan shall include at a minimum:
 - [A] a map of all points of public entry and a description of all security measures (e.g., locks, alarms, access keypads, security cameras, foot patrols) to restrict access by unauthorized persons;
 - [B] procedures for maintaining records which shall include the date and a detailed description of all incidents of suspected criminal activity/unlawful behavior, unauthorized access, assaults, threatening conduct or harassment and a detailed description of the action taken in response to each complaint;
 - [C] procedures for maintaining records of regular audits to ensure that the security plan is current and that procedures are being followed.
- [10] Classes 1, 2, 3, and 4 shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public rights of way, or within any other unit located within the same building as the licensed facility if the use only occupies a portion of a building. At no cost to the Township, odor from the facility shall be monitored by a qualified contractor chosen, on an annual basis, by the Township.

[A] Subject to the review of Township and JLUB professionals and State Department of Health approval,

[A] the Applicant shall provide standard operating procedures (including maintenance) for the odor mitigation and control system as well as a shutdown of the cannabis cultivation facility should the odor mitigation and control system fail.

[B] In the event the odor mitigation and control system in the facility fails, no additional cannabis plants, material or products shall be brought to the site and if the mitigation and control system remains shut down for a period of 72 hours, all cannabis plants, material or products shall be removed immediately.

~~[10]~~[11] All licensed facilities shall be subject to the maximum local cannabis transfer tax and user tax, as authorized by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16).

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Woolwich Township Zoning Ordinance and all other ordinances and regulations of the Township of Woolwich not contravened in this Redevelopment Plan.

Section 2. The Township Committee declares and determines that said Redevelopment Plan Amendment meets the criteria, guidelines and conditions set forth in N.J.S.A. 40A:12A-7, provides realistic opportunities for redevelopment of the Redevelopment Area and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.

Section 3. The Township Committee further declares and determines that said Redevelopment Plan Amendment is consistent with the Township Master Plan.

Section 4. The Township Committee of the Township of Woolwich, Gloucester County, State of New Jersey shall have, be entitled to, and is hereby vested all power and authority.

Section 5. The Redevelopment Plan Amendment shall constitute an overlay zone to the extent set forth therein.

Section 6. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the

balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 8. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Vernon Marino, Mayor

**RESOLUTION AUTHORIZING STREET OPENING PERMIT TO SOUTH JERSEY
GAS-345 RAINEY ROAD
R-2021-141**

WHEREAS, a Street Opening Permit application has been filed by South Jersey Gas Company for a street opening permit to install gas service to 345 Rainey Road; and

WHEREAS, the Township Engineer has reviewed the application and accompanying documentation and has issued a response as attached hereto which authorizes the issuance of said permit with certain conditions; and

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

1. That the Woolwich Township Committee hereby authorizes the issuance of a street opening permit to South Jersey Gas Company, per said application filed and in accordance with the Engineer's comments for the installation of gas service to **345 Rainey Road** is subject to the following conditions:
 - Applicant shall provide 48 hour notice to the Township Engineer.
 - All asphalt paving openings must be restored with the following specifications:
 - Two inch (2") thick. Hot Mixed Asphalt (HMA) 9.5M64, which replaces the Marshall mix design, top course. All top course paving must be completed 48 hours after installing stabilized base paving.
 - Six inch (6") thick HMA 19M64 stabilized base course.
 - 20:1 sand/cement subbase.
 - Provide tack coat on all surfaces before paving.
 - All non-asphalt pavement restorations (ie: lawns, etc.) shall be completed within 30 days as weather allows. All lawns should be restored with sod. The Township Engineer shall approve all other restorations.
 - Inspection escrow must be posted with the Township prior to the start of construction.
 - The applicant shall provide all outside agency approvals, as required.
 - Contractor will notify all residents along proposed pipeline path prior to construction start. Along with this notification, homeowners will be asked to notify the contractor of any items of concern that relate to their property (underground private structures (such as sprinklers), property markers, septic and wells etc. along with landscaped areas).
 - Contractors shall attempt to meet with residents during the construction project to address concerns they might have.
 - Contractor will videotape area where pipeline is to be installed prior to construction start for documentation purposes.
 - Proposed pipeline will be installed by a combination of bore, plow and open-cut methods. Bore and plow are the preferred means of construction, but when open cutting of trenches occurs during construction project, the contractor will make every effort to keep disturbance to a minimum.

- Contractor will restore all areas disturbed to same conditions and all non-vegetated areas must be re-seeded.
- South Jersey Gas contractor must use the bore method of installation at all Township roads and paved driveways unless approved by the Township Engineer.

Adopted this 2nd day of August, 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 2nd day of August, 2021.

Jane DiBella, Clerk

**RESOLUTION ENDORSING THE FINDINGS AND DETERMINATION STATEMENT AND
AUTHORIZING THE CLERK TO SUBMIT A BINGO LICENSE ON THE BEHALF OF THE FOUR
SEASONS AT WEATHERBY GAMES ASSOCIATION**

R-2021-142

WHEREAS, application has been made with the Township Clerk towards the issuance of a Bingo License under identification number 565-12-37877 in accordance with NJAC 13:47.1 et seq.; and

WHEREAS, the applicant has submitted all necessary paperwork and fees in accordance with the rules promulgated by the State of New Jersey Legalized Game of Chance Control Commission (NJLGCCC) as well as municipal fees required within Chapter 65-11 of the Woolwich Township Code; and

WHEREAS, by these determinations, the Township Committee of the Township of Woolwich finds no cause to deny such permit;

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

1. That the application for a bingo license under Four Seasons at Weatherby, I.D. # 565-12-37877 be and is hereby approved for submission to the State of New Jersey for fund raising events to be held on Sept. 12, 2021, Oct. 3, 2021, Nov. 7, 2021, Dec. 5, 2021 and Jan. 9, 2022, Feb. 6, 2022, March 6, 2022, April 3, 2022, May 1, 2022, June 5, 2022, Sept. 11, 2022, Oct. 2, 2022 at One Clubhouse Lane, Woolwich Township, NJ to benefit the organization.
2. That the Woolwich Township Clerk be and is hereby authorized and directed to issue said licenses to the applicant at least fourteen (14) days after submission of the application to the New Jersey Legalized Games of Chance Control Commission (NJGCCC) in accordance with N.J.A.C. 13:47-1.1 et seq.

Adopted this 2nd day of August, 2021

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 2nd day of August, 2021.

Jane DiBella, Clerk

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

R-2021-143

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 2021/2022 tax year and/or refund as noted:

Block 10	Lot 3	Otto C Rode Inc.	transfer credit from 2020 to 2021
Block 17	Lot 7.21	Cooper, Mathew TDV	\$ 3,779.94 3 rd qtr. 2021 cancel 3,779.93 4 th qtr. 2021 cancel 3,774.45 1 st qtr. 2022 cancel 3,774.44 2 nd qtr. 2022 cancel
Block 26	Lot 2.01	Bormann, Gregg TDV	2,613.44 3 rd qtr. 2021 cancel 2,613.44 4 th qtr. 2021 cancel 2,609.65-1st. qtr. 2022 cancel 2,609.64 2 nd qtr. 2022 cancel
Block 28.40	Lot 8	Horay, Glen Jr. TDV	1,916.08 3 rd qtr. 2021 cancel 1,916.07 4 th qtr. 2021 cancel 1,913.20 1 st qtr. 2022 cancel 1,913.20 2 nd qtr. 2022 cancel
Block 43	Lot 11.14	Collier, Terence TDV	4,092.21 3 rd qtr. 2021 cancel 4,092.21 4 th qtr. 2021 cancel 4,086.27 1 st qtr. 2022 cancel 4,086.26 2 nd qtr. 2022 cancel
Block 59	Lot 9.06	Thomas, Denise TDV	3,195.83 3 rd qtr. 2021 cancel 3,195.82 4 th qtr. 2021 cancel 3,191.19 1 st qtr. 2022 cancel 3,191.18 2 nd qtr. 2022 cancel
Block 26	Lot 1	Arroyo, Efrain Jr.	transfer credit from 2021 to 2022
Block 25	Lot 3	Smith, Bruce	transfer credit from 2021 to 2022
Block 11	Lot 11 Qfarm	NAR Farms LLC	transfer 2020 credit to 2021/2022
Block 7	Lot 2 Qfarm	Gattuso Land Inc.	transfer 2021 credit to 2022

Adopted this 2nd day of August, 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 2nd day of August 2021.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF WOOLWICH;
PERSONNEL, POLICE
R-2021-144**

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

Personnel-Police Matter

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 2nd day of August, 2021

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Clerk

Vernon Marino, Mayor