

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
SEPTEMBER 7, 2021**

Mayor Marino called the meeting to order at 6:03 p.m.

Mayor Marino made the following statement:

The September 7, 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
Marino: PRESENT Matthias: PRESENT

Also present on the dais were Solicitor Alice and Administrator/Clerk DiBella.

Those present saluted the American Flag.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Callahan to approve resolution **R-2021-154 Resolution of the Township of Woolwich Appointing Bryan Hill, Luke Trifiletti and Scott Thomas to the Position of 9th Class Patrol Officers and Jerry Parker to the Position of Academy Recruit within the Woolwich Township Police Department.**

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

Mayor Marino administered the Oath of Office to the four new patrolmen.

Deputy Chief Joe Morgan thanked the Committee for their support of the Department, and he welcomed the new officers.

Gloucester County Commissioner Jim Lavender and Mayor Marino both issued Proclamations to resident Joseph Musumeci and proclaimed September to be "Prostate Cancer Awareness" month.

Mr. Musumeci, who is very active in prostate cancer awareness, advised all men over 40 to have their PSA checked. He also provided prostate cancer statistics, and the negative effect of COVID on diagnosis and treatment.

Mayor Marino called a five minute break at 6:19 p.m.

The meeting resumed at 6:25 p.m. at which time Deputy Mayor Matthias moved to open the floor to public comment on agenda items only. Committeeman Frederick seconded. All were in favor.

Hearing no comment, the public portion was closed upon a motion by Deputy Mayor Matthias, seconded by Committeeman Nocentino and unanimously approved

Mayor Marino read the following Ordinances by title only upon second reading:

2021-16 An Ordinance of the Township of Woolwich, County of Gloucester, New Jersey Authorizing and Approving the Application for a Tax Exemption and Execution and Delivery of a Financial

Agreement Between the Township of Woolwich and DP1F3 NJ 5 2062 Urban Renewal, LLC, for a Redevelopment Project Located on Property Currently Designated as Block 7, Lot 4.01 on the Official Tax Maps of the Township, Pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.)

Motion to open the public hearing: Frederick Second: Matthias All in favor

No public comment

Motion to close the public hearing: Nocentino Second: Matthias All in favor

Motion to adopt: Matthias Second: Nocentino

Committeeman Frederick asked Township professional Jeff Winitzky of Parker McCay to clarify the terms of the PILOT Agreement, noting that there is no escalator in years 1-13 in the PILOT.

Mr. Winitzky noted that consideration be given to the developers total of three PILOT's as an aggregate, that represents two to three times the tax the Township would see otherwise. He added that the cost of developer improvements to the Rt. 322/Locke Avenue intersection should also be considered.

Committeeman Frederick stated that \$1.25 per sq. ft. appears to be lower than other approved PILOTS.

Committeeman Callahan asked how this will set up the Township for future PILOT negotiations. Mr. Winitzky responded that all PILOTS are looked at differently.

Roll call: Callahan: YES, Frederick: NO, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

2021-17 An Ordinance of the Township of Woolwich, County of Gloucester, New Jersey Authorizing and Approving the Application for a Tax Exemption and Execution and Delivery of a Financial Agreement Between the Township of Woolwich and DP1F3 NJ 4 2120 Urban Renewal, LLC, for a Redevelopment Project Located on Property Currently Designated as Block 6, Lot 6 on the Official Tax Maps of the Township, Pursuant to the Long Term Tax Exemption Law (N.J.S.A. 40A:20-1 et seq.)

Motion to open the public hearing: Matthias Second: Nocentino All in favor

No public comment

Motion to close the public hearing: Matthias Second: Nocentino All in favor

Motion to adopt: Matthias Second: Nocentino

Deputy Mayor Matthias noted a correction made to Exhibit C as to the estimated cost of the project, which was corrected and initialed by the township and the applicant's attorney.

Roll call: Callahan: YES, Frederick: NO (same reasons as 2021-16 above), Nocentino: YES, Matthias: YES, Marino: YES Motion carried

2021-18 An Ordinance of the Township of Woolwich, County of Gloucester and State of New Jersey Deleting Article II of Chapter 157 of the Code of the Township of Woolwich Entitled "Stormwater Control" and Repealing Ordinances 2021-01 and 2021-07 and Replacing with the Following

Motion to open the public hearing: Nocentino Second: Matthias All in favor

No public comment

Motion to close the public hearing: Matthias Second: Frederick All in favor

Motion to adopt: Matthias Second: Nocentino

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

2021-19 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

Motion to open the public hearing: Matthias Second: Nocentino All in favor
No public comment

Motion to close the public hearing: Matthias Second: Frederick All in favor

Motion to adopt: Matthias Second: Frederick

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

2021-20 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 \$10,425,000 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 \$9,068,496; Making Certain Determinations and Covenants; and Authorizing Certain Related Actions in Connection with the Foregoing

Motion to open the public hearing: Matthias Second: Nocentino All in favor
No public comment

Motion to close the public hearing: Matthias Second: Frederick All in favor

Motion to adopt: Matthias Second: Nocentino

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

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

2021-21 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Redevelopment Plan for Numerous Blocks and Lots Known as Kings Landing Pursuant to N.J.S.A. 40A:12A-1 et. seq.

Motion to introduce: Matthias Second: Frederick

Deputy Mayor Matthias noted that the amendments were inserted into the plan as a part of a Mount Laurel Settlement Agreement and further reduces redundancy in zoning.

Mayor Marino thanked the Township Planner and Deputy Mayor for their work to bring this to the finish line.

All were in favor.

Deputy Mayor Matthias moved to approve a consent agenda for resolutions R-2021-155 through and including R-2021-157. Committeeman Frederick seconded. All were in favor.

Deputy Mayor Matthias moved to adopt resolutions R-2021-155 through and including R-2021-157. Committeeman Frederick seconded.

R-2021-155 Resolution of the Township of Woolwich Supporting a Regional Municipal Court Study in Gloucester County

R-2021-156 Resolution Authorizing Release and Closure of Escrow Account

R-2021-157 Resolution Authorizing the Tax Collector to Transfer/Refund Overpayment of Taxes

Committeeman Frederick asked resolution R-2021-155 is coming from the Administrative Office of the Courts. Mayor Marino replied that it is.

Committeeman Frederick then asked if other courts are taking the same initiative. Mayor Marino replied that this will be the first in the State, adding that Gloucester County leads in shared services.

The Mayor added that the plan is to create four or five regions, one of which will be Woolwich.

Committeeman Frederick asked if there is a proposed time line. The Mayor replied that no time line has been given.

Roll Call on R-2021-155 through R-2021-157:

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

There was no old business.

Deputy Mayor Matthias moved to open the floor to public comment. Committeeman Nocentino seconded. All were in favor.

Ann Dorsett, 169 Russell Mill Road, congratulated the township for surviving the September 1st storm without major damage.

Mrs. Dorsett also asked if there are any updates to TDR. The Mayor advised that the township will conference with TDR Counsel in the morning.

With no further comment, Deputy Mayor Matthias moved to close the public portion. Committeeman Frederick seconded. All were in favor.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Callahan to approve resolution **R-2021-158 Resolution for Closed Session** for the purpose of discussing Litigation: GRC Complaint; Potential Litigation: Windsor Drive Zoning; Contractual: Weatherby Apartment PILOT and Porches Mill Dam Agreement. All were in favor.

The Committee entered closed session at 6:46 p.m.

The regular meeting resumed at 7:51 p.m. upon a motion by Deputy Mayor Matthias seconded by Committeeman Nocentino and unanimously passed.

Under new business, Deputy Mayor Matthias moved to authorize the Solicitor to offer up to \$2,500 to settle a GRC complaint regarding OPRA. Committeeman Callahan seconded. All were in favor.

Also under new business, Committeeman Frederick advised that the Township may need to consider hiring for a position to oversee development of Rt. 322, since so many projects are coming before the Township.

Discussion commenced among the Committee

The Committee asked the Administrator/Clerk to review, provide an analysis of need and compile what specialties should be required over the next few months.

Motion was made by Deputy Mayor Matthias, and seconded by Committeeman Nocentino to approve the bill list and purchase orders.

Roll call: Callahan: YES, Frederick: YES (abstain on Verizon), Nocentino: YES, Matthias: YES, Marino: YES Motion carried

With no further business, motion was made by Deputy Mayor Matthias and seconded by Committeeman Nocentino to adjourn the meeting. All were in favor.

The meeting adjourned at 7:58 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file