

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
SEPTEMBER 20, 2021**

The meeting was called to order by Mayor Vernon Marino at 6:02 p.m.

Mayor Marino made the following statement:

The September 20, 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: ABSENT Frederick: PRESENT Nocentino: PRESENT
Matthias: PRESENT Marino:

Those present saluted the American Flag.

Mayor Marino called for a moment of silence to remember the victims of September 11, 2001 and also upon the death of Committeeman Callahan's father.

Deputy Mayor Matthias moved to open the meeting to public comment for agenda items only. Committeeman Nocentino seconded. All were in favor.

Jordan Schlump, 10 Wilshire Blvd. questioned proposed resolution R-2021-167 which recommends that the Joint Land Use Board to conduct a study regarding a potential redevelopment area of various blocks and lots along portions of Oldmans Creek Road.

Mr. Schlump noted that most of the lands is in the TDR sending area and asked if the parcels can be placed in a redevelopment zone. Mayor Marino replied that the Township Committee is reviewing its options.

Mr. Schlump said that truck traffic will cause problems in the area.

Mr. Schlump asked if all TDR sending zones will be put into redevelopment, saying that other landowners should be given the same opportunity. He further asked if property owners were provided notice that the resolution would be considered.

Mayor Marino replied that the resolution is in review stage only. He added that various issues will be considered throughout the TDR process, with each parcel looked at individually.

With no further public comment, the public portion closed upon a motion by Deputy Mayor Matthias, seconded by Committeeman Frederick and unanimously passed.

Mayor Marino read the following Ordinance by title only upon second 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 was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to open the public hearing on Ordinance 2021-21.

Justin Prinz, 194 Back Creek Road, stated that while he is new to the Township and not aware of the history of Rt. 322 development, but that what comes along the corridor affects everyone.

Mayor Marino responded that land use on Rt. 322 has been juggled for twenty years, and that the Township has sought sewer and water on the corridor for fifteen years. He added that the corridor is prime for commercial development bringing needed ratables to stabilize taxes.

Mr. Prinz said that whatever is allowed to happen on the corridor affects him and his property value.

Mayor Marino responded that the residents have had the opportunity to provide input many times over the years.

Mr. Prinz asked if residents will have the opportunity to tie in to water/sewer, and Mayor Marino explained that the state governs sewer service areas.

Fran Jeanette, 119 Patricia Drive, said that residents did not get anything when the land behind them was supposed to become a WalMart.

Mayor Marino advised that residents will be noticed at the time of site plan approval, at which time they may request buffering etc.

Mr. Moran of 67 Kirschling Drive said that the plan has been in progress over twenty years, and change in zoning seems like it being done to fit someone's agenda.

Mayor Marino advised that the lands are still controlled by the same developer, adding that times have changed, and the township must adjust to what development is realistic.

Mr. Prinz again approached the microphone and said that the area of mixed use represents more people.

Mayor Marino responded that it was never a point that residential was not included in the plan.

Mr. Jeanette asked what happens when box stores sit empty.

Ernie Brier, residing on Kings Hwy. in East Greenwich and owning adjoining lands in Woolwich questioned the sewer main on Kings Hwy. to service residential units adjacent to his property. Mayor Marino replied that it will be gravity. The Mayor also advised that there will be between 800-900 units, representing only a portion of the development.

Mr. Brier also said that he is concerned with water runoff and water quality will affect his property.

Mayor Marino responded that state regulations require developers to address storm water management and abide by state regulations. He added that concerns can be addressed at the Land Use Board level.

Mr. Brier asked if zoning is changing on hid adjacent property and was old it is in name change only. Mr. Brier then said that his woods will become an attractive nuisance. He added that portions of his property are in a Natural heritage zone and asked if that designation can be changed.

Mayor Marino responded that Natural Heritage sites are governed by State and County.

With no further public comment, the public hearing closed upon a motion by Deputy Mayor Matthias, seconded by Committeeman Nocentino and unanimously passed.

Deputy Mayor Matthias moved to adopt Ordinance 2021-21. Committeeman Nocentino seconded.
Roll Call: Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES Motion carried

Committeeman Nocentino moved to approve a consent agenda for resolutions R-2021-159 through R-2021-167. Committeeman Frederick asked that R-2021-167 be removed from the consent agenda. All were in favor.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to adopt resolutions R-2021-159 through resolution R-2021-166. Committeeman Frederick noted that the number to be included in resolution R-2021-163 is \$153,090.12,

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

R-2021-159 Authorizing Street Opening Permit to South Jersey Gas-117 Yorktown Road

R-2021-160 Authorize Execution of a Redevelopment Agreement With RDA DPIF3 NJ 4 2120 Urban Renewal, LLC

R-2021-161 Authorize Execution of a Redevelopment Agreement with DPIF3 NJ 5 2062 Urban Renewal, LLC (Woolwich III)

R-2021-162 Resolution of the Township of Woolwich Elevating Jeff Thompson from Class III to Class II Police Officer Within the Woolwich Township Police Department

R-2021-163 Authorizing Award of an Emergency Repair Contract in a Not to Exceed Amount of \$__ for Emergency Repairs to Kirschling Drive

R-2021-164 Authorizing Part Time Substitute Electrical Subcode Inspector

R-2021-165 Authorizing the Purchase of Police Vehicle Upfit via Various NJ State Contracts from General Sales Administration, dba Major Police Supply, for Use Within the Woolwich Police Department

R-2021-166 Authorizing Placement of Municipal Liens-Property Maintenance

Deputy Mayor Matthias moved to adopt resolution **R-2021-167 Resolution of the Mayor and Committee of the Township of Woolwich Authorizing the Joint Land Use Board to Conduct a Preliminary Investigation to Determine Whether Block 1, Lots 2, 5, 5.01, 6, 7, 8, 11 and 11.01; Block 2, Lots 9, 10, 11, 12, 12.01, 12.02, 12.03, 13, 13.01, 14, 15, 16, 17 and 24; and Block 28, Lots 1, 2, 3, and 4 on the Official Tax Map of the Township of Woolwich Qualify as Areas in Need of Redevelopment.**

Committeeman Nocentino seconded.

Committeeman Frederick voiced concerns for existing homes with an impact in traffic if the area is redeveloped.

Deputy Mayor Matthias asked Ashton Jones, Township Planner, if parcels can be amended prior to JLUB review. Mr. Jones replied that parcels can be subtracted, but not added.

Committeeman Frederick asked what parcels are excluded from the study. Mr. Hones responded that there are various criteria that parcels must meet, and those that do not meet such criteria will be excluded.

Committeeman Frederick wished to clarify that preserved parcels cannot be included.

Deputy Mayor Matthias inquired as to zoning. Mr. Jones replied that currently, the land is zoned 1.5 acres.

Committeeman Nocentino asked how many homes the current zoning represents. Mr. Jones replied that he cannot say.

Committeeman Nocentino said that he is concerned with repercussions, but that it is prudent to discuss redevelopment due to the crippled TDR program.

Mayor Marino requested a roll call on r-2021-167.

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

The following reports were provided for the month of August:

Tax Collector: \$8,580,872.74 remitted

Woolwich Fire Company: Monthly Report
Fire department representation was not present. Report was submitted.

Police: Monthly Report
Deputy Chief Morgan reported that new hires are doing well. Discussion commenced between the Dep. Chief and Committee in regards to Halloween Trick or Treat day/hours. Mayor Marino will speak with the Borough of Swedesboro and the topic will be revisited at the meeting of 10-4.

Township Engineer: Monthly Report
Mayor Mario reported that the engineers will continue to review issues within the Auburn Chase development and will initiate further review of development punch list items.

Precision Land: Monthly Sewer Project Update
Andrew Shaw of Precision, reported that 20% of the sewer is complete and testing is being conducted. Committeeman Frederick asked if the time line is on target. Mr. Shaw replied that it is. Further discussion ensued regarding re-opening of Locke Avenue within a few weeks.

Municipal Services: Monthly Report

The following liaison reports were provided:

Committeeman Frederick:

Municipal Services; (Blds./Grounds/Code/UCC/Zoning/Public Works); 35 permits and 6 violation notices were issued. 15 light towers are in use at the park. P/W is doing a tremendous job. They used 6 ton of asphalt. Environmental Commission: Met and discussed various topics including pursuing trees for plantings at the school and purchase of additional guinea hens for Tranquility Trail. Work continues on the Disc Golf park.

Committeeman Nocentino:

Administration: (Finance; JLUB, TDR Task Force); No reports. BDAC; continuing to develop the Business of the Month program.

Dep. Mayor Matthias:

Educational Partners; (KRHS and SWSD); Schools have reopened and are facing bus driver shortages. Compliments to the Woolwich PD for handling the excess traffic during Kingsway drop off. She urged residents to utilize bussing. School open houses have been scheduled. Recreation: Boot camps are being held on Saturdays and Yoga in the Park is being held on Sundays. Native American Drumming is scheduled for Sept. 29th and November 15th. Swedesboro-Woolwich Day is Sept. 25th, kicked off by the annual Dragon Run. Parks and Rec is currently planning holiday events, and due to the pandemic, may only conduct fireworks event.

Mayor Marino:

Public Safety; (Police, Fire, Courts) Police continue to do a fantastic job, as the Township was named the 62nd safest small town in the U.S. Thank you also to Public Works for the excellent job they do. Municipal Court continues to address a backlog of cases. 1,120 cases have been heard to date. Mayor Marino noted that the Center Square Road water tower is due to be power washed. Painting the tower is not on the schedule.

Upon the arrival of Township Engineer Timothy Staszewski, Committeeman Frederick questioned the status of the Palladino property remediation, and was told that Parker McCay was authorized to submit a letter to Green Acres.

As to the park project, Mr. Staszewski advised that verbal comments were received from NJDEP and one permit package was delivered with three more packages awaiting submittal. Delineation of the flood hazard area seems more favorable to the township. 90 day review period is expected for the permitting.

Mayor Marino asked the engineer to keep on top of the Auburn Chase punch list.

Dep. Mayor Matthias requested clarification on suggestions made by Oliphants Mill Dam engineering and cost, and was told that redesign cost share will depend on the figures.

There was no old business.

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

Steven Wolfson, Rt. 322 developer, thanked the Committee for the last two years of working through litigation, specifically, the Deputy Mayor and Planner for their hard work. He thanked all for their

patience, and said he is excited to have the project move forward. He further offered his willingness to work with residents residing near his projects.

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

There was no need for closed session.

There was no new business.

Committeeman Frederick moved to approve the minutes of August 16, 2021 and Closed Session, and September 7, 2021 and Closed Session. All were in favor.

Committeeman Frederick moved to approve the bill list. Committeeman Nocentino seconded.

Roll Call: Frederick: YES (abstain from Verizon), Nocentino: YES, Matthias: YES, Marino: YES Motion carried

With no further business, Deputy Mayor Matthias moved to adjourn the meeting. Committeeman Frederick seconded. All were in favor.

The meeting adjourned at 7:17 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk