

**MINUTES  
WOOLWICH TOWNSHIP COMMITTEE  
NOVEMBER 15, 2021**

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

Mayor Marino made the following statement:

The November 15, 2021 regular meeting of the Woolwich Township Committee is being called to order. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act.

Roll Call: Callahan: PRESENT Frederick: PRESENT Nocentino: PRESENT  
Matthias: PRESENT Marino: PRESENT

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

Those present saluted the American Flag.

In acknowledgement of Veteran's Day, the Committee honored Woolwich Township veteran's with Certificates and flags in gratitude for their honorable service.

The Committee heard from Aiden Kelly who presented his Eagle Scout project to create a Sensory Path at Locke Avenue Park.

The Committee questioned Mr. Kelly as to the type of paint to be used, upkeep and maintenance, location and expenses. The Committee was in favor of the project.

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

The meeting reconvened at 6:21 p.m. at which time Deputy Mayor Matthias moved to open the meeting for public comment on agenda items. Committeeman Nocentino seconded. All were in favor.

Jordan Schlump, 10 Wilshire Blvd. requested the Committee's vision for redevelopment as contained in resolution R-2021-197.

Mayor Marino stated that redevelopment would open the area for uses such as commercial, light retail, offices etc.

Mr. Schlump asked if water and sewer would be an obstacle and the Mayor replied that would be up to a redeveloper.

Mr. Schlump asked what the next steps will be and was told there would be a thirty (3) day review period by the state.

Jake Miles, 29 Valley Forge Drive expressed his distain of a social media post published the day prior to the general election, asking if the Committee feels it was an appropriate use of the Township's e-mail system.

Mayor Marino responded that the e-mail served to advise residents of NJDOT grant funds received and to thank local legislators for their assistance in obtaining said funding.

Committeeman Callahan said that he shared his feelings with the Committee, and tends to agree that a message one day prior to an election draws into question the use of the social media platform.

Mayor Marino stated that no other Mayor has been more transparent with social media platforms. He added that the grant notification was received just prior to the post.

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

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Nocentino to introduce ordinance **2021-22 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Authorizing and Approving the Application for a Tax Exemption and the Execution and Delivery of a Financial Agreement Between the Township of Woolwich and DPIF3 NJ 8 2057 Woolwich Urban Renewal, LLC, for a Redevelopment Project Located on Property Currently Designated as Block 12, Lot 3 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.)**

Committeeman Frederick expressed his concern with the low escalator.

Bond Counsel Jeff Winitsky responded that the PILOT is drafted so that catch up can occur later in the PILOT term.

Further brief discussion ensued with Mr. Winitsky.

All were in favor of introducing Ordinance 2021-22 with the exception of Committeeman Frederick who voted no.

Motion was made by Deputy Mayor Matthias and seconded by Committeeman Frederick to introduce Ordinance **2021-23 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Redevelopment Plan for Block 14, Lots 2 and 4 Known as the Nike Missile Base Site**

The Committee heard from Township Planner Ashton Jones who explained differences between the CC and CD zoning requirements and adding that the redevelopment amendment will apply under the same standards that other approved warehousing is under.

All were in favor.

Mayor Marino requested a motion to approve a consent agenda for resolutions R-2021-191 through r-2021-201, with the exception of r-2021-197. So moved Deputy Mayor Matthias. Committeeman Frederick seconded.

**R-2021-191 Resolution of the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey Accepting the Best Practices Inventory Report for CY 2021**

**R-2021-192 Resolution Authorizing an Elevation Within the Woolwich Township Police Department**

**R-2021-193 Resolution Authorizing an Elevation Within the Woolwich Township Police Department**

**R-2021-194 Resolution Authorizing the Proposal of Celebration Fireworks to Provide a Holiday Fireworks Display in the Amount of \$5,200.00 and Authorizing the Execution of Said Contract**

**R-2021-195 Resolution Authorizing Release of Maintenance Bond #60132919 as Posted for Auburn Chase, Section 2.1 (Hazel Blvd.)**

**R-2021-196 Resolution Authorizing Release of Maintenance Bond #K08926384M as Posted for The Courts, Section 4.1**

**R-2021-198 A Resolution to Authorize Execution of a Redevelopment Agreement with DPIF3 NJ 8 2057 Woolwich Urban Renewal Entity, LLC (Woolwich II)**

**R-2021-199 Resolution Making Appointments to the “Official Towing and Storage List” for Woolwich Township**

**R-2021-200 Resolution Authorizing Budget Transfers During the Last Two Months of the Fiscal Year for the Township of Woolwich, County of Gloucester, State of New Jersey**

**R-2021-201 Resolution Authorizing Release and Closure of Escrow Accounts**

Committeeman Frederick commented on resolution R-2021-191, advising that the minimum goal for municipal “Best Practices” is 15 and that the Township came in at 20-25.

Committeeman Frederick then asked why resolution R-2021-194 is just now being passed with the fireworks being only a few weeks away. He also asked who advised the Parks and Recreation Secretary to sign the Contract.

Ms. DiBella responded that the secretary is in charge of submitting required paperwork to the County Fire Marshall’s office and to the Township’s insurer and that review takes some time. She added that the secretary is authorized to sign on behalf of parks and rec.

Deputy Mayor Matthias moved to adopt resolutions R-2021-191 through R-2021-201 with the exception of R-2021-197. Committeeman Frederick seconded.

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

**Deputy Mayor Matthias moved to approve resolution R-2021-197 Resolution of the Township Committee of the Township of Woolwich Designating 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.** Committeeman Nocentino seconded.

Committeeman Callahan said that it would be helpful to understand the process should the resolution be passed.

The Committee then heard from Planner Jones who advised all of the parcels in question met the criteria for redevelopment under law. If approved, the report will be sent to the State for a thirty (30) day review. If the state approves, a redevelopment plan can be written for which zoning for the properties could be determined, introduced, sent back to the Land Use Board and then back to the Committee for final approval. He added that one benefit of a redevelopment plan is that it would allow for PILOT agreements.

Committeeman Frederick noted concerns with the areas at Oldmans Creek and Auburn Road. Mayor Marino advised that those areas are already zoned for everything but light warehouse.

Mr. Jones noted that the Township can change designations if they choose. It was further noted that the plan could be amended going forward.

Upon the conclusion of discussion, Mayor Marino requested a roll call vote.

**Roll Call: Callahan: YES, Frederick: YES, Nocentino: YES, Matthias: YES, Marino: YES**

The following reports were provided for the month of October.

Tax Collector:                      \$3,818,633.61 remitted

Woolwich Fire Company:        Monthly Report

Police:                                Monthly Report

Township Engineer:              Monthly Report

The engineer noted that permits for the Locke Ave Park expansion project are on track with the timeline. He also provided status of the Oliphants Mill Dam repair, noting that repair cost is under review due to the need for additional materials and cost of installation. The Solicitor added that it is prudent to obtain as much information on the front end of what costs will be shared going forward, for purposes of the tri-party agreement.

The engineer also disclosed a resident complaint for run off at the Rt. 322 warehouse development site and said that further issues will be addressed.

Committeeman Frederick questioned timelines for the flood hazard permits for the park, asking if the permits are on track with spring development. The engineer replied that the township is on track.

Precision Land:                      Monthly Sewer Project Update

Andrew Shaw, of Precision noted that the installation of sewer continues east across Paulsboro Road. He advised that they are working with the County on the force main, and the pump station is under construction. He added that Aqua is working with Steve Wolfson on the easement for the water tower.

Committeeman Frederick questioned Mr. Shaw in regards to a gas main incident during installation of sewer lines and was told it was operator error.

Administrator's Report:        Monthly Report

Report submitted as self-explanatory. There were no questions from Committee.

Municipal Services: Monthly Report

The following committee liaison reports were given:

Committeeman Frederick:

Municipal Services; (Blds./Grounds/Code/UCC/Zoning/Public Works); thirty-three permits and five violations were issued. Grip tape is being installed at the High Hill path bridge. 25 street signs have been replaced due to theft. Environmental Commission: The Commission is working towards recognition as "Wildlife Gardener". Disc Golf equipment has been received. The 18 holes can currently be walked. The Environmental Commission also assisted with cleanup of the Community Garden.

Committeeman Nocentino:

Administration: (Finance; JLUB, TDR Task Force); JLUB has been working through redevelopment projects and a subdivision approval for Summit Ventures. The Township continues to work through disbandment of the TDR program with the state. BDAC: Continues to work through the Business of the Month program.

Committeeman Callahan:

Solid Waste/Recycling; Discussed trash/recycling cart usage and exchanges. There were 143 metal and 262 bulk collections in October. Municipal Alliance: No report.

Dep. Mayor Matthias:

Educational Partners; (KRHS and SWSD); Kingsway was recognized as one of the top scorers in AP tests. Recreation: Holiday Parade set for November 27<sup>th</sup>. Township holiday fireworks are scheduled for December 4<sup>th</sup> at Locke Avenue Park. Fire Department will have Santa go through neighborhoods on the firetruck. There will be three nights in Woolwich and one night in Swedesboro. A Santa tracking app. Is available.

Mayor Marino:

Public Safety; (Police, Fire, Courts): County is still reviewing institution of a joint court program. No updates on police and fire.

There was no old business.

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

Kathy Butler Clarke of Newark Delaware owning land on Russell Mill Road addressed the Committee in regards to its TDR Program, asking why the program has not yet been repealed.

Mayor Marino acknowledged that the program has not been successful and the Township is trying to work through the state to get the program repealed.

Ann Dorset, 169 Russell Mill Road, noted that it was great to have the Veterans acknowledgement earlier in the meeting.

She advised that at a recent farm bureau convention, there was discussion on solar use on farmland.

She suggested that the townships mandate solar roofs on warehousing.

Mrs. Dorsett also said that she hopes to see repeal of the TDR program. It was suggested that the redevelopment project through numerous TDR sending properties may get the states attention.

Deputy Mayor Matthias added that the township has applied direct and indirect approaches with the state as to the TDR Program, and is hopeful to finally get their attention.

Motion was made by Committeeman Nocentino and seconded by Deputy Mayor Matthias to approve resolution **R-2021-202 Resolution for Closed Session.**

The Committee entered closed session at 7:22 for the purpose of discussing Contractual Matters: Enhanced Acquisitions and PBA Agreement and Personnel; Resignations.

Deputy Mayor Matthias moved to re-open the regular meeting at 9:18 p.m. Committeeman Nocentino seconded. All were in favor.

Under new business, Committeeman Frederick moved to authorize the Deputy Chief to hire replacing Officer Oulette. Deputy Mayor Matthias seconded.

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

The minutes of October 18, 2021 were approved upon a motion by Committeeman Nocentino, seconded by Committeeman Frederick and unanimously passed.

Motion was made by Committeeman Frederick and seconded by Committeeman Nocentino to approve the bill list and purchase orders presented by the finance office.

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

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

The meeting adjourned at 9:19 p.m.

Respectfully submitted,

Jane DiBella  
Administrator/Clerk

Minutes not verbatim  
Audio recording on file