

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
JANUARY 18, 2022**

The meeting was called to order by Mayor Frederick at 6:31 p.m.

Mayor Frederick made the following statement:

The January 18, 2022 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: Nocentino: PRESENT Marino: PRESENT Minhas: PRESENT
Callahan: PRESENT Frederick: PRESENT

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

Mayor Frederick administered the Oath of Public Office to Patrolman Edward Donahue.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Nocentino to open the meeting to public comment/agenda items.

Michael Dammann, 7 Wesley Drive, noted public safety issues at the Center Square Plaza; missing signage, overflowing dumpsters, opened container of alcohol strewn about etc.

The Committee promised to communicate with the plaza owner regarding the concerns.

Hearing no further public comment, the public portion close upon a motion by Dep. Mayor Callahan, seconded by Committeeman Nocentino and unanimously passed.

The Committee heard a presentation from Derrick Ross, of Nova Farms regarding a proposed outdoor cannabis grow facility.

Deputy Mayor Callahan asked if there are odors associated with such facilities and was informed that methods are enacted to prevent odor and that most odors only occurs in late fall prior to harvest.

Mr. Ross advised of the facilities currently operated out of state by Nova Farms.

Committeeman Marino asked if there are any other outdoor grow facilities in NJ and was told there are not. Committeeman Marino also asked what the growing season is and was told May-Oct. Committeeman Marino also inquired as o processing. Mr. Ross explained trimming, curing and the extraction process.

Committeeman Marino asked if there is a filtration system planned for the processing facility. Mr. Ross said that the facility is sealed as opposed to vented. H added that an onsite existing building would be used for processing.

Discussion then ensued regarding facility security. Mr. Ross advised that Nova Farms uses state of the art security equipment, infrared cameras, motion detectors and an on-site guard.

When asked about employees, Mr. Ross advised that the company intends to employ 5-8 people to run the farm, and during harvest 50 employees are needed. He further advised that the canopy will be between 2,500-150,000 sf, with grow operations on 2-3 acres. The company intends to purchase the entire 70 acre farm.

Upon the conclusion of the presentation Mayor Frederick requested a motion to authorize the Township to submit a letter of support from the township for purposes of the Cannabis permit application of Nova Farms. So moved Callahan. Minhas seconded.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Mayor Frederick read the following Ordinance by title only upon introduction:

2022-01 An Ordinance of the Township of Woolwich Amending Chapter 135-12 of the Code of the Township of Woolwich to Amend the Fee Schedule for Use of Park Facilities

Motion to introduce: Callahan Second: Minhas

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Deputy Mayor Callahan moved to approve a consent agenda for resolutions R-2022-37 through and including R-2022-47. Committeeman Marino seconded. All were in favor.

R-2022-37 Resolution Authorizing Street Opening Permit to South Jersey Gas-59 Messina Drive

R-2022-38 Resolution of the Township of Woolwich Authorizing the 2021 Township Engineers to Conduct Certain Professional Services Towards Hold Over Projects

R-2022-39 Resolution of the Township of Woolwich Authorizing the 2021 Township Solicitor to Conduct Certain Professional Services Towards Hold Over Projects

R-2022-40 Resolution of the Township of Woolwich Authorizing the 2021 Township Personnel Attorney to Conduct Certain Professional Services Towards Hold Over Projects

R-2022-41 Resolution Authorizing Totally Disabled Veteran Deduction

R-2022-42 Resolution Authorizing Totally Disabled Veteran Deduction

R-2022-43 Resolution Authorizing Budget Appropriation Transfers During the First Three Months of the Succeeding Fiscal Year for the Township of Woolwich, County of Gloucester, State of New Jersey

R-2022-44 Resolution of the Township of Woolwich Making an Elevation Within the Woolwich Township Police Department

R-2022-45 Resolution of the Township of Woolwich Authorizing the Endorsement of a "Statement of Consent" Form-Villages II, Sections 2.4-2.6

R-2022-46 Resolution Making an Appointment to the Position of Emergency Management Coordinator and Dep. Emergency Management Coordinator within the Township of Woolwich

R-2022-47 Resolution of the Township of Woolwich Authorizing the 2021 Township Redevelopment Counsel to Conduct Certain Professional Services Township Hold Over Projects

Deputy Mayor Callahan moved to adopt resolutions R-2022-37 through and including R-2022-47. Committeeman Marino seconded. Mayor Frederick noted that the township has authorized 2021 professionals to conduct certain work already in progress as a cost saving measure.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

The following reports were presented for the month of December:

Tax Collector: \$461,622.95 remitted

Woolwich Fire Company: Monthly Report

Police: Monthly Report

Township Engineer: No Report-Transition

Precision Land: Monthly Sewer Project Update

Pump station work still underway. Pipe being installed north on Kings Hwy. Working on easement with Wolfson Group for pipe install. Dep. Mayor Callahan requested weekly inspection of road conditions where pipes have crossed to ensure road conditions are safe.

Administrator's Report: Monthly Report

Municipal Services: Monthly Report

The following Township Committee liaison reports were provided:

Committeeman Marino: Solid Waste/Recycling; 2021 numbers included 1,331 metal collections and 3,495 bulk collections. 2022 shredding events are scheduled for June 4th and Sept. 10th. JLUB: Reorganization meeting was held.

Committeewoman Minhas: Municipal Alliance; No report. Recreation: 1st meeting of 2022 Scheduled for February.

Committeeman Nocentino: Municipal Services; 33 zoning permits and 2 violations were issued-month of Dec. PW equipment has been winterized and salt received (cost has risen dramatically). Env. Commission; Meeting was held on 1-6 at which time the Commission focused on the mitigation of recyclable materials.

Deputy Mayor Callahan: BDAC; Virtual meeting scheduled for the 19th. Educational Partners (SWSD/KRSD); Reorganization meetings have been conducted for both the Kingsway and S/W school districts. Both districts have been successful with continuing in-person learning.

Mayor Frederick: Administration; Finance: Work through budget process. Public Safety; No report.

There was no old business.

Committeeman Nocentino moved to open the meeting to public comment. Committeewoman Minhas seconded. All were in favor.

Marie Minnitti, 2036 Oldmans Creek Road advised the Committee of the failure of the TDR Program and its impact on landowners. She said that she hopes the Township will consider removing the program.

Mayor Frederick replied that the Committee is actively pursuing ways to repeal the program.

Joe Maugeri, 1964 Oldmans Creek Road addressed the denial of the Township's proposed redevelopment zone on Oldmans Creek Road by the state Department of Community Affairs. He said that it feels the state is keeping the Township from progressing in the way the Township feels that it should. Mr. Maugeri advised that in its denial, the state offered reasoning of soils, lands not in the approved sewer service area, and land targeted for preservation. He noted that soils are better on Logan Township lands that warehousing has been developed, the sewer service area is adjacent to the Logan Township SSA, and that for over 16 years, the TDR program has prevented landowners from preservation projects. He implored the Township Committee to implement an appeal of the denial.

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

Committeeman Callahan moved to approve resolution **R-2022-48 Resolution for Closed Session**. Committeeman Marino seconded. All were in favor.

The Committee entered closed session at 7:18 p.m. for the purpose of discussing Personnel-UCC Shared Service Agreement, and Contractual Matters-Redevelopers Agreement and Oldmans Creek Road proposed Redevelopment.

The meeting re-opened at 8:19 p.m. upon a motion by Committeeman Nocentino, seconded by Dep. Mayor Callahan and unanimously passed.

Under new business, Committeeman Marino moved for a consent agenda for the following resolutions. Committeewoman Minhas seconded.

R-2022-49 Resolution Authorizing a Shared Service Agreement Between the Township of Woolwich and the Township of East Greenwich for the Position of Uniform Construction Code Official

R-2022-50 Resolution Authorizing the Hiring of UCC Code Official

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to adopt resolutions R-2022-49 and R-2022-50.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Also under new business, Committeeman Nocentino moved to authorize the advertisement for a UCC Code Official. Committeewoman Minhas seconded.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Committeeman Marino moved to authorize the addition of GCIA to the Redevelopers Agreement between the Township and Precisions as a joint venture for the installation of the sewer main. Mayor

Frederick seconded.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Deputy Mayor Callahan moved to authorize the Solicitor to move forward with an appeal to the DCA as to their denial of the redevelopment of Oldmans Creek Road. Committeeman Marino seconded.

Roll Call: Nocentino: YES, Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Committeeman Marino moved to approve the minutes of December 20, 2021 and Closed Session and December 29, 2021 Close Out Meeting. Dep. Mayor Callahan seconded.
All were in favor. Nocentino and Minhas abstained.

Motion was made by Committeeman Marino and seconded by Committeeman Nocentino to approve the minutes of January 3, 2022 Reorganization Meeting. All were in favor.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to approve the bills and purchase orders.

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

Having no further business, Deputy Mayor Callahan moved to adjourn the meeting. Committeeman Nocentino seconded. All were in favor.

The meeting adjourned at 8:24 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file