

**MINUTES  
WOOLWICH TOWNSHIP COMMITTEE  
FEBRUARY 7, 2022**

The meeting was called to order at 6:32 p.m. by Mayor Frederick who made the following statement:

The February 7, 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: Marino: PRESENT Minhas: PRESENT Nocentino: PRESENT  
Callahan: \*ABSENT Frederick: PRESENT

\*Committeeman Callahan entered the meeting at 6:36 p.m.

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

Those present saluted the American Flag.

**Moment of Silence-Lifelong Resident and JLUB Member John Casella  
Woolwich Volunteer Fire Company Member Mark Lemke, Jr.**

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

Steven Wolfson, developer of 500+ acres in the Woolwich Regional Center, noted that the Committee would be voting on the Water/Sewer Easements on his portion of land to Pancoast Road, which include booster tanks. He professed his gratitude to the Committee for their hard work and relationship.

Committeeman Frederick replied that it has been a long process, but is appreciative of such acknowledgement.

Ralph Sharp, 26 Russell Mill Road, spoke as to the Township resolution R-2022-55 authorizing a letter of support to Nova Farms to accompany their state application for a proposed cannabis farm on Russell Mill Road.

Mr. Sharp asked the Committee if they would be willing to postpone discussion to allow for resident input and consideration of the best interests of the residents.

Mayor Frederick provided background of the company and the proposed Woolwich facility. He added that the township will not allow cannabis retail operations. He further advised that he reached out to officials in states where Nova farms currently operates and was told there have been no complaints regarding company operations.

Mr. Sharp added that he feels that residents should have a say as to whether or not to allow the company to operate in Woolwich.

Mike McGovern, residing on Colony Place, echoed Mr. Sharps' concerns, and said that he too would like more public review. He also noted that he has become aware of a potential indoor grow facility on Russell Mill Road.

Mayor Frederick replied that the letters of support are non-binding and needed only for the growers applications to the state.

Solicitor Gaglione added that the state will allow 37 licenses total, with only 14 outside of medical licensing.

Committeeman Nocentino noted that the township is very reserved on zoning ordinances, and that Nova Farms presented an appealing proposal thus far.

Committeeman Marino explained the time restraints the Township was under to either approve or deny the various license classes. He further detailed the regulations for micro-grow facilities which is limited to a space less than 2400 sf and a percentage of employees that must live in the town. He added that certain security measures include palm and retina scanners, and that security is very controlled by the state.

Dep. Mayor Callahan added that this is not to be considered agri-tourism. There will be no dispensing or retail. The product is grown and moved off site.

Jordan Schlump, 10 Wilshire Blvd. questioned the type of security proposed for the facility.

Mayor Frederick replied that the facility proposes 12 ft. enclosed fence gated and locked, low lighting, security cameras and residence on site.

Mr. Schlump question taxes to be assessed on the property and was told the land would not continue to be taxes as a farm.

Mr. Schlump then questioned the number of homes in the immediate area. Mayor Frederick replied that there are approx. 4 homes in close proximity, but that the facility intends to only grow/harvest 3 acres out of 67, surrounded by woodlands and the NJ Turnpike.

Ms. McCafferty, 106 Winding Way said that she moved here for the family farm atmosphere, but this is not what she envisioned. She added that she works in the hemp industry and that 3 acres of cannabis is a lot of cannabis. Mayor Frederick reminded that the issue is the result of the NJ voter referendum.

Marie Reichert 216 Deer Path Court asked who the applicant is for the micro-grow facility also on Russell Mill Road and was told the company name is Growtopia. Ms. Reichert said that security is her #1 concern. She asked if both facilities will be processing on-site. Mayor Frederick replied that they will be processing on both sites.

Debbie Sharp approached again and questioned the number of licenses per property. She was told that licenses are limited.

Dep. Mayor Callahan advised that the Committee does not intend to turn Woolwich into the cannabis capital, but the goal is to offset taxes with something hidden.

Ralph Sharp approached the Committee again and stated that that looking at 2 facilities seems like it will be a cannabis capital.

Michael McGovern, 25 Colony Place asked if the micro facility is subject to the same limitations, Committeeman Marino again advised of the limitations of micro grow facilities, such as size, employee's etc. He further advised that host municipalities received 2% of gross profits in addition to property taxes.

Ms. McCafferty said that she is concerned with odor, machinery, sounds of compressors indoors etc.

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

Mayor Frederick read the following Ordinance by title only upon second reading:

**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 open the public hearing: Callahan      Second: Marino      All in favor

No public comment

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

Motion to adopt: Callahan      Second: Nocentino

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

Committeeman Marino moved for a consent agenda on resolutions R-2022-51 through R-2022-68 with the exception of R-2022-55. Committeeman Nocentino seconded. All were in favor.

Motion was made by Dep. Mayor Callahan and seconded by Committeeman Nocentino to adopt Resolutions R-2022-51 through R-2022-68 with the exception of R-2022-55.

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

**R-2022-51 Resolution Authorizing Street Opening Permit to South Jersey Gas-221 Colony**

**R-2022-52 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Prohibiting Left Turns at the Proposed Project Located at 2062 U.S. Route 322**

**R-2022-53 Resolution of the Township of Woolwich, County of Gloucester, Authorizing the Execution of an Infrastructure Redevelopment Agreement Between the Township of Woolwich and the Gloucester County Improvement Authority Relating to the Mantua Main Sewer Infrastructure Project**

**R-2022-54 Resolution of the Township of Woolwich Accepting Cash Performance Surety Bonds Posted for Villages II, Section 1.2 and Villages II, Section 1.3**

**R-2022-56 Resolution Authorizing 2021 Municipal Services Reimbursement-Four Seasons at Weatherby**

**R-2022-57 Resolution Establishing Policies and Procedures for the Payment of Claims, Claimant's Signature for Payment Pursuant to N.J.S.A. 40A:5-16, N.J.A.C. 5:30-9A.6 and N.J.A.C. 5:31-4.1 In the Township of Woolwich, County of Gloucester, State of New Jersey**

**R-2022-58 Corporate Resolution-Fulton Bank**

**R-2022-59 Resolution Filling Vacancies on the Woolwich Township Joint Land Use Board**

**R-2022-60 Resolution Authorizing Totally Disabled Veteran Deduction**

**R-2022-61 Resolution Authorizing Totally Disabled Veteran Deduction**

**R-2022-62 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Making an Appointment to the Position of Municipal Housing Liaison**

**R-2022-63 Resolution of the Township of Woolwich Consenting to the Assignment of OMNI Recycling, LLC to OMNI Group**

**R-2022-64 Resolution of the Township of Woolwich Authorizing the Execution of Deed of Easements for Water Mains and Sewer Lines Over the Woolwich Water and Sewer Project**

**R-2022-65 Tax Abatement Resolution-Fair Share Housing Development, Inc.-Phase 1**

**R-2022-66 Resolution Authorizing the Execution of a Development Agreement Between the Township of Woolwich and Fair Share Housing Development, Inc.**

**R-2022-67 Resolution of Need from Municipality-Fair Share Housing Development, Phase 1 and 2**

**R-2022-68 A Resolution of the Township Committee of the Township of Woolwich Expressing its Intent to Provide the Funds Necessary to Satisfy the Township's Affordable Housing Obligations**

Based upon the public comment regarding **R-2022-55 Resolution of the Township of Woolwich Authorizing a Letter of Support for NOVA Farms NJ, LLC**, Committeeman Marino moved to table the resolution. Mayor Frederick seconded.

Committeeman Nocentino suggested that an open forum for residents be scheduled in order to accommodate the concerned residents to have their questions and concerns addressed by NOVA Farms.

All were in favor of tabling resolution R-2022-55.

Motion was made by Committeeman Nocentino and seconded by Dep. Mayor Callahan to open the meeting to public comment.

Hearing none, Dep. Mayor Callahan moved to close the public portion. Committeeman Marino seconded. All were in favor.

Motion was made by Committeeman Nocentino and seconded by Dep. Mayor Callahan to approve resolution **R-2022-69 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:17 p.m. for the purpose of discussing the following matters:

Litigation: Chestnut Ridge Release

Negotiations: Public Property/Windsor Drive Open Space

Potential Litigation: Redevelopment Appeal

Contractual Matters: RAB

The regular meeting reconvened at 8:45 p.m.

Motion was made by Dep. Mayor Callahan and seconded by Committeeman Marino to approve resolution **R-2022-70 Resolution of the Township of Woolwich Authorizing a Settlement Agreement by and Between Woolwich Township and Woolwich Investors, LLC Regarding the Development Known as Chestnut Ridge.**

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

Under new business, motion was made by Committeeman Marino and seconded by Committeewoman Minhas to authorize bids for 2022 concession stand services, All were in favor.

Motion was made by Dep. Mayor Callahan and seconded by Committeewoman Minhas to approve the bills and purchase orders.

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

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

The meeting adjourned at 8:46 p.m.

Respectfully submitted,

Jane DiBella  
Administrator/Clerk

Minutes not verbatim  
Audio recording on file