

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
APRIL 4, 2022**

The meeting was called to order by Mayor Frederick at 6:33 p.m.

Mayor Frederick made the following statement:

The April 4, 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: PRESENT Frederick: PRESENT

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

Those present saluted the American Flag.

Mayor Frederick noted retiring Police Chief Richard Jaramillo for his years of service to the department.

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to approve **Resolution R-2022-105 Resolution of the Township Committee of the Township of Woolwich Elevating Deputy Chief Joseph Morgan to the Position of Woolwich Township Chief of Police.** All were in favor.

The Oath of Office was administered to Chief Morgan by Mayor Frederick.

Chief Morgan thanked the Committee for their support and said it is an honor and a privilege to accept the Chief position and promised to that Woolwich's fine police department will continue to serve the residents.

The Chief recognized his wife, children and parents for their support. He also acknowledged the department's front line and thanked them for their hard work and determination. And he also acknowledged and thanked former Chief Russell Marino for his mentorship which led to his success.

Mayor Frederick called a five minute recess.

The meeting resumed at 6:52 p.m. at which time Committeeman Nocentino moved to open the floor to public comment on agenda items only. Committeeman Marino seconded. All were in favor.

Arthur Roney, 103 Maple Hill Drive wished to discuss his displeasure with consideration to restrict parking within High Hill Estates.

Jordan Schlump, 10 Wilshire Blvd. questioned additional funds for the sewer project, per proposed resolution R-2022-110. Mayor Frederick noted that the resolution will be tabled to allow for certification of funds through a formal change order.

Mr. Schlump then noted discussion of a proposed residential PILOT on the agenda, saying that it does not make sense to do a residential PILOT.

Mayor Frederick responded that it is just a discussion item at this time.

Max Pitel, 111 Maple Hill Drive noted the hardship restricted parking will cause to residents of High Hill Estates, saying that it won't work mathematically since not all homes have minimum of three cars, and more and more children are getting their license.

Committeeman Marino advised that these determinations are brought up at the Planning Board level when developments are approved. He also noted concerns with access by emergency vehicles with parking on both sides.

Solicitor Gaglione further advised that developers must meet Residential Site Improvement Standards and follow the RSIS formulas. Engineer Rick Alaimo also advised that the assumption is that residents will use their 2 bay garage and driveways for parking.

Jon Fein, 107 Maple Hill Drive, said he appreciates the Committee's discussion and concern on the matter, but said consideration should be given to consequences, such as parking at the Tranquility Trail lot that has no lighting etc.

Sherry Hall, 195 Hunters Run advised the Committee of HELP Inc.'s plans for a Juneteenth Celebration and asked for Committee support for stage and tent rental funding. The Committee was in favor of providing said funding.

Vic Eligulashvili, 102 Maple Hill Drive noted that restricted parking in High Hill Estates will further impact trash removal, mail delivery and cause neighborly disputes.

Bryan Verdi, 66 Buckeye Road announced as an annoyed taxpayer and representative of the Soccer Association. He stated his displeasure with playing field conditions, lack of space and long delay on the park expansion process. He said there are holes in the fields, lining was done wrong and public works does nothing to improve field conditions, and don't know what they are doing.

Mayor Frederick clarified that the complaints regard Field F for drainage and Field Q for lining issues. The Mayor advised that work has been done by public works to improve drainage on Field F and Field Q was lined to allow for additional playing space.

The Mayor further advised that the expansion project has been delayed by NJDEP and a need to redesign, but that the committee hopes to begin the project this year.

Hearing no further public comment, motion was made by Committeeman Nocentino and seconded by Deputy Mayor Callahan to close the public portion. All were in favor.

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

2022-03 Ordinance of the Township of Woolwich, County of Gloucester and State of New Jersey Amending Chapter 182 of the Code of the Township of Woolwich to Enact No Parking Areas within the Subdivision Known as High Hill Estates

Open Public Hearing: Nocentino Second: Callahan All in favor

No comment

Close Public Hearing: Marino Second: Callahan All in favor

Motion to adopt Ordinance 2022-03: Callahan Second: Minhas

Committeeman Nocentino asked if the township has other options in regard to High Hill Estates parking.

Solicitor Gaglione said that the development was built according to state standards, not township standards. Engineer Alaimo added that parking is provided in garages and driveways, in an effort to keep streets clear for emergency vehicle access.

Deputy Mayor Callahan inquired if the township is obligated to pass the Ordinance. The Solicitor replied that non-enforcement of parking restrictions leads to township liability.

Mayor Frederick again asked if there are alternatives, and Mr. Alaimo replied that the standards are what they are.

Mayor Frederick moved to table the Ordinance to allow the engineer to assess the development. Deputy Mayor Callahan seconded.

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

Committeeman Marino moved to approve a consent agenda for resolutions R-2022-102 through and including R-2022-111, Committeeman Nocentino seconded. Mayor Frederick asked to remove resolutions R-2022-102 and R-2022-110 from the consent agenda. All were in favor.

Committeeman Marino moved to adopt resolutions R-2022-102 through R-2022-111 with the exception of resolutions R-2022-102 and R-2022-110. Committeeman Nocentino seconded.

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

R-2022-106 Resolution Authorizing the Tax Collector to Cancel Prior Year Tax Overpayment

R-2022-107 Resolution of the Township of Woolwich Elevating Lindsay Deputy to the Position of 5th Class Police Officer Within the Woolwich Township Police Department

R-2022-108 Resolution of the Township of Woolwich Making Appointments to the Swedesboro-Woolwich Environmental Commission and Parks and Recreation Membership

Kristen Chiechon-Environmental Commission Jenna Mills-Parks and Rec

R-2022-109 Resolution of the Township of Woolwich Authorizing a Hold Harmless Agreement with Retired Police Chief Richard Jaramillo For the Release of his Township Issued Service Firearm and Requirements for Subsequent Registration and Responsibilities

R-2022-111 Disabled Veteran

Mayor Frederick addressed resolution **R-2022-102 A Resolution of the Township Committee of the Township of Woolwich Authorizing the Adoption of the 2022 Gloucester County New Jersey Hazard Mitigation Plan Update** as previously tabled, and suggested that it remain tabled to allow for modifications within the plan.

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to adopt resolution **R-2022-110 Resolution of the Township of Woolwich Authorizing Change Orders for Additional Costs Related to Installation of Sewer Infrastructure.**

Discussion ensued with Andrew Shaw as to the amounts currently in queue for change orders related to unforeseen circumstances due to complexities in the permitting environment, supply chain issues and increased costs.

Mayor Frederick asked for clarification as to the costs being born by the township and not shared costs with GCIA. It was suggested that the increased costs be further clarified in a full change order.

Motion was made by Deputy Mayor Callahan and seconded by Committeewoman Minhas to table resolution R-2022-110.

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

There was no old business.

Under new business, the Committee discussed the purchase of cameras within the park system due to recent vandalism events, including destruction of the restrooms and graffiti. Mayor Frederick suggested obtaining more information for towards purchasing a camera system. The police department will make recommendations. More to follow.

Committeeman Marino asked if the restrooms are being locked at night, and the Mayor responded that in general, they are being locked. Committeeman Marino suggested asking radio dispatch for a record note.

Deputy Mayor Callahan asked if there has been a lot of damage from vandalism and was told that perhaps \$12,000 in damages have occurred over the last 4-5 years. Committeeman Marino said that proposed high tech cameras are a good system. Dep. Mayor Callahan suggested doorbell camera's in the interim until a system is purchased and installed.

Discussion ensued regarding the park concession stand lease for which no bids were received, and options for the provision of food at the park. Discussions to continue.

The Committee further reviewed and discussed the County's study for shared regionalized court services. Solicitor Gaglione advised that numbers contained in the study may not be accurate, and suggested that Woolwich will need to ensure that the numbers add up in the townships favor if decision is made to move forward. At this time, no action is required. Dep. Mayor Callahan asked if the municipal court would lose control. The Solicitor advised that there would be more control as a home site.

Motion was made by Committeeman Marino and seconded by Committeeman Nocentino to open the floor to public comment. All were in favor.

Ralph Sharp, 26 Russell Mill Road asked if any parameters have been set for cannabis business in the township. Mayor Frederick responded that there have been no discussions. Mr. Sharp stated that discussion needs to take place regarding number of allowable cannabis businesses, regulations, restrictions, odor and asked if these types of discussions can be held with resident input.

Mayor Frederick replied that most is governed by state laws and regulations, and from a legal perspective may impact what the township is allowed and not allowed to do.

Mr. Sharp asked how the public can be informed if these discussions are to be conducted. Mayor Frederick advised of agenda posting.

Mr. Sharp asked if further word has been received from Nova Farms and was told it has not.

Debbie Sharp, 26 Russell Mill Road asked how many farms can be approved and how many licenses can be issued for one property. She suggested putting those parameters in any cannabis ordinances the township may enact.

She further noted that there is a cannabis shortage and asked if the shortage may allow the expansion of licensing.

Solicitor Gaglione responded that it depends on what the state says.

Committeeman Marino advised that municipalities had to either opt in or opt out of cannabis sales and/or cultivation and did not have to allow grow facilities.

Ms. Sharp asked if grow facilities will be spread out in the township. Mayor Frederick said that he doubts there will be more facilities as the state only has 13 cultivation licenses available.

Ms. Sharp suggested that owners be made to escrow funds that will assist residents to recoup any decrease in property values to compensate upon home sales. She further suggested the township act to get parameters on the books now and asked if the Committee could hold a special meeting on the topic to allow resident input.

Mayor Frederick responded that town hall meetings can be held.

Ms. Sharp asked when answers will be available. The Mayor replied that these discussions have not yet been conducted among the Committee.

Jordan Schlump, 10 Wilshire Blvd. said it was good to hear discussions regarding the concession stand. He added that rules and regulations are in place regarding not allowing food trucks, but if they are allowed, he suggested having the police involved and getting the trucks far enough off of the road/driveway.

Hearing no further public comment, motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to close the public portion. All were in favor.

Committeeman Marino moved to adopt resolution **R-2022-112 Resolution for Closed Session**. Deputy Mayor Callahan seconded. All were in favor.

The Committee entered closed session at 8:28 p.m. for the purpose of discussing the following:
Contractual Matters: Residential PILOT proposal and Conditional Redeveloper MOU; Personnel: Public Works Staffing

The meeting reconvened at 9:19 p.m. upon a motion by Committeeman Marino, seconded by Committeewoman Minhas and unanimously passed.

Committeeman Marino moved to approved resolution **R-2022-113 Resolution of the Township Committee of the Township of Woolwich Appointing Conditional Redeveloper and Authorizing a Memorandum of Understanding** between the Township and Cyzner Properties. Deputy Mayor Callahan seconded.

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

Deputy Mayor Callahan moved to approve the bills and purchase orders. Committeeman Marino seconded.

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

With no further matters, Committeeman Marino moved to adjourn the meeting. Deputy Mayor Callahan seconded. All were in favor.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file