

**MINUTES  
WOOLWICH TOWNSHIP COMMITTEE  
JUNE 6, 2022**

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

Mayor Frederick made the following statement:

The June 6, 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: ABSENT\*  
Callahan: PRESENT Frederick: PRESENT

Committeeman Nocentino entered the meeting immediately after roll call.

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

Those present saluted the American Flag.

Mayor Frederick presented awards to Kingsway Middle School 8<sup>th</sup> graders Haley Blair, Madelyn Benjaminson, Mason Corey, Luca Lentini and Advisor Edward Heil upon the team winning 1<sup>st</sup> place in the National Mathcounts Video Challenge.

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

Ralph Sharp, 26 Russell Mill Road asked if any updates are available as to the potential cannabis farm on Russell Mill Road. Mayor Frederick advised that there have been no updates.

Mr. Sharp asked if the Committee has considered any restriction on the facility. Mayor Frederick responded that they are waiting to review other ordinances to further classify.

James Mascaro, representing Dermody Warehousing discussed the request to conduct further night pours at the Rt. 322 facility under construction, stating that Dermody has been a good corporate neighbor further noted that no complaints were received during the prior night pours.

Mayor Frederick asked how many additional requests are being sought. Mr. Mascaro responded that 2 more sets of three nights are being requested.

The Mayor advised that the Committee would further discuss under new business.

Mrs. Benjaminson, 233 Willow Pond Court addressed the Committee in regards to future warehousing near her property. She asked that the Committee ensure that articles of zoning compliance be followed to keep the area safe. She suggested that the Committee consider sound barriers separating the property from residential housing, test well water, disallow truck idling and no sleeping in the parking lot.

Mayor Frederick replied that the Land Use Board sets the parameters at time of project approval.

Raymond Canzanese, 707 Russell Mill Road advised of a property maintenance issue near his home. Mayor Frederick advised that the issue was discussed earlier in the day and will be looked into.

Hearing no further public comments, the public portion closed upon a motion by Committeeman Marino, seconded by Deputy Mayor Callahan and unanimously passed.

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

**2022-04 An Ordinance Making Salary Ranges for Certain Officials and Employees of the Township of Woolwich in the County of Gloucester for the Year 2022**

Motion to open public hearing: Marino Second: Nocentino All were in favor

No public comment

Motion to close public hearing: Marino Second Callahan All were in favor

Motion to adopt: Marino Second: Callahan

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

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to approve a consent agenda for resolutions R-2022-137 through and including R-2022-151. All were in favor.

**R-2022-137 Resolution Authorizing Street Opening Permit to S. Jersey Gas-Amesbury Blvd.**

**R-2022-138 Resolution Authorizing Street Opening Permit to S. Jersey Gas-901 Ashburn Way**

**R-2022-139 Resolution Authorizing Reduction of Letter of Credit #21-07 Posted on Four Seasons, Phase 3, Section 2A**

**R-2022-140 Resolution Authorizing Placement of Municipal Liens-Property Maintenance**

**R-2022-141 Resolution of the Township of Woolwich, County of Gloucester, Authorizing the Execution of a Commodity Resale Agreement Between the Township of Woolwich and the Kingsway Regional School District for the Purchase of Fuel**

**R-2022-142 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Performance Surety Bond #ES00010466 Filed on the Behalf of Woolwich Housing Associates, LLC, Block 2.09, Lots 1 & 1.03**

**R-2022-143 Resolution of the Township of Woolwich Authorizing the Maintenance and Repair of Township Vehicles by Spirit Chrysler Dodge Jeep Ram**

**R-2022-144 Resolution of the Township Committee of the Township of Woolwich, County of Gloucester Urging the Swift Passage of S-330 Which Restores Energy Tax Receipts**

**R-2022-145 Resolution of the Township Committee of the Township of Woolwich, County of Gloucester Opposing S-2103/A-1294**

**R-2022-146 Resolution Authorizing Renewal of Plenary Retail Consumption Liquor License #0824-33-002-008 to Earl C. Rode Jr., Inc.**

**R-2022-147 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Performance Surety Bond #800070152 and #800070153 on the Behalf of CIOF-1-NJ1WO1**

**R-2022-148 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Cash Bond for DPIF3 NJ 8 2057 Urban Renewal-Soil Removal (Block 12, Lot 3)**

**R-2022-149 Resolution of the Township Committee of the Township of Woolwich Appointing a Conditional Redeveloper and Authorizing Execution of a Memorandum of Understanding**

**R-2022-150 Resolution Authorizing the Proposal of Remington and Vernick Engineers to Conduct a Master Plan Reevaluation and Amendment in the Not to Exceed Amount of \$30,000**

**R-2022-151 Township of Woolwich, County of Gloucester 2022 Emergency Temporary Budget NJSA 40A:4-20**

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to adopt resolutions R-2022-137 through and including R-2022-151.

Committeeman Nocentino asked what project is referenced in resolution R-2022-149. Mayor Frederick advised that the developer is looking to have a carwash with pads for a potential restaurant and retail.

Deputy Mayor Callahan asked if that is the site that was previously considered for affordable housing and was told that it is. He asked what happened to that project. Committeeman Marino replied that a better location was decided upon.

Mayor Frederick advised the Committee that it is in the Township's best interest to conduct a Master Plan Examination in order to seek repeal of the TDR Ordinance. He advised that he expects the process to last several months, but will be a first major step.

**Roll Call on Resolutions R-2022-137 through and including R-2022-151**

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

**R-2022-152 Budget Introduction Resolution**

Motion: Marino Second: Minhas

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

CFO Will Pine provided a budget recap, noting that the budget represents a 0% increase.

Mr. Pine said that there are a significant amount of one-time expenses with corresponding one-time revenues: LEAP Grants=\$111,000, BAN Premium=\$200,000, DOT Grant and deferred charges=\$200,000.

He added that new construction yields \$250,000 at the current tax rate.

As to notable expenses/increases, the CFO advised Master Plan=\$30,000, Insurances \$90,000, Contractual police wages=\$160,000, fuel=\$70,000 and statutory expenses=\$75,000.

It was also noted that the budget is not using any PILOT funds as anticipated revenue.

Committeeman Frederick thanks the finance team for putting the budget together, and noted that this is hopefully the start of smaller tax increases.

Under old business, Mayor Frederick noted that quotes will continue to be sought for security cameras at the park due to recent vandalism there and may be available at the July meeting.

Under new business:

Motion was made by Committeewoman Minhas and seconded by Committeeman Marino to authorize the engineer's proposal in the amount of \$3,000 to update the street map.

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

Discussion ensued among the Committee as to the engineer's proposal in the amount of \$113,000 to conduct engineering for the Viereck Road 2023 Municipal Aid project.

Noting the high cost of engineering and the potential cost of the road project, Mayor Frederick suggested that the project be reviewed and scaled down.

Committeeman Marino asked if the project has to be to certain DOT standards and suggested if not, the project could be scaled back to simply repave what currently exists.

The engineer was instructed to review and rethink project scope.

Discussion then ensued regarding township road priority list for the NJDOT 2024 project application which is due on July 1<sup>st</sup>.

Engineer Rick Alaimo advised the Committee that he had the opportunity to review roads on the priority list with the Director of Municipal Services. He stated that Mill Road between Garwin Road and the municipal boundary with East Greenwich Township requires repairs, but that he feels the project will be expensive, due to the proximity with a large pond that will require permitting. He added that the project could be scaled down to portions.

Option number two is for a portion of Russell Mill Road, and Back Creek Road is third on the list, but would have to be done in phases.

Mayor Frederick stated that he would like to see the completion of the High Hill Road path.

Committeeman Marino asked for status of the Oliphants Mill Road dam project. Solicitor Gaglione advised that she is waiting for engineering to be completed prior to speaking with the homeowner.

Committeeman Marino then suggested that the Committee considered multiple applications, specifically for Russell Mill and Back Creek Road.

Mayor Frederick asked if there is a way to make temporary repairs to Mill Road. The engineer felt the road would not benefit from temporary repairs.

Mayor Frederick also asked the engineer if the Township should consider the federal TAP Grant for the High Hill bike path. The engineer responded that the TAP Grant is very competitive. The Mayor then suggested that the path be included along with Russell Mill and Back Creek.

Discussion then ensued regarding engineering costs. The Engineer advised that the prior engineer had developed plans for the bike path under a prior funding round, and could perhaps cut and paste those plans for this application.

The Committee then discussed a request from the developer of the Dermody Warehouse for night time concrete pours. Discussion ensued.

Committeeman Marino said that Dermody has been a good neighbor and that he would approve their request. Committeeman Nocentino noted the lack of close residential neighbors to the site.

Mayor Frederick suggested that the Committee consider approval of the first set and dependent upon no resident complaints, could revisit the second request.

Committeeman Marino moved to authorize the first set of pours, and if no negative feedback is received from residents, the developer can move forward with the second set. Deputy Mayor Callahan seconded.

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

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

Ann Dorsett, 169 Russell Mill Road thanked the Committee for moving forward with the Master Plan reexamination, saying that she is hopeful that the TDR program will be repealed as a part of the process.

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

Committeeman Marino moved to approve the bill list. Deputy Mayor Callahan seconded.

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

The Engineer requested clarification of the NJDOT Grant application, advising that he understands that he is to apply for completion of the High Hill bike/walking path and to submit for Russell Mill and portion of Back Creek Road as one.

Deputy Mayor Callahan asked if there is a risk that costs will be too high. The engineer replied that he does not believe that will be the case.

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

The meeting adjourned at 7:32 p.m.

Respectfully submitted,

Jane DiBella  
Administrator/Clerk

Minutes not verbatim  
Audio recording on file