

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

The meeting was called to order at 6:32 p.m. by Mayor Craig Frederick.

Mayor Frederick made the following statement:

The September 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: PRESENT  
Callahan: PRESENT Frederick: PRESENT

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

Those present saluted the American Flag.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to open the floor to public comment on agenda items only.

Frank Rizzi, 1051 Russell Mill Road questioned the status of the appeal of the state's decision regarding redevelopment of Oldmans Creek Road and whether the Committee is still in support of the redevelopment plan.

Solicitor Gaglione advised that the state has requested certain documentation and has asked for the township's plan for the TDR program.

Mr. Rizzi asked if there is a timeline as to a decision to which the Solicitor advised that she will follow up.

Mayor Frederick noted that as to TDR, the Township is hoping to repeal the program by the end of October. He also noted that the appeal of the Oldmans Creek Road redevelopment decision was by a vote of 5-0. He added that under a current Master Plan reevaluation, the Township will be looking at all township lands.

Mr. Rizzi asked if new professionals are looking at this. The Solicitor replied that the state is aware of what the Township intends, and that inaction may mean the wheels are turning.

Mr. Rizzi asked if a zoning overlay is a part of the Master Plan review. Mayor Frederick replied that it is.

Mr. Rizzi then noted that increased truck traffic from Pureland needs to be addressed by the Township.

Mayor Frederick advised that the township shares those concerns.

Mr. Rizzi stated that he hopes the Township and state will honor certain aspects of development of TDR program such as returning to prior zoning.

Mayor Frederick advised that a TDR Task Force reviewed and made recommendations a few years ago, which included the use of cluster zoning.

Committeeman Marino added that the task force was comprised of township officials and property owners alike.

The Mayor said that more will be known over the next sixty days or so.

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

Mayor Frederick read the following Ordinance by title only:

**2022-10 An Ordinance of the Township of Woolwich Amending the 2022 Salary Ordinance of the Township of Woolwich**

The Mayor noted that the Ordinance requires an amendment to include changes to the salary range of Building Inspector. Committeeman Callahan moved to make the amendment. Committeewoman Minhas seconded.

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

Deputy Mayor Callahan moved to open the public hearing on Ordinance 2022-10. Committeewoman Minhas seconded. All were in favor.

Hearing no public comment, the public hearing closed upon a motion by Deputy Mayor Callahan, seconded by Committeewoman Minhas and unanimously passed.

Mayor Frederick noted that the amended Ordinance will be considered for adoption at the September 19<sup>th</sup> meeting.

Motion was made by Deputy Mayor Callahan and seconded by Committeewoman Minhas to approve a consent agenda on resolutions **R-2022-202 through and including R-2022-210. All were in favor.**

**R-2022-202 Resolution Making Elevations within the Woolwich Township Police Department**

**R-2022-203 Resolution Authorizing Hiring of Part-Time Records Clerk within the Woolwich Township Police Department**

**R-2022-204 Resolution Authorizing the Release of Maintenance Bond #CM100158M as Posted for Villages I, Section 2.5A**

**R-2022-205 Resolution Authorizing Street Opening Permit to South Jersey Gas-7 Patriot Way**

**R-2022-206 Resolution Authorizing the Acceptance and Filing of Maintenance Bond #SB0380479-M Filed on the Behalf of Woolwich Investors, LLC-Chestnut Ridge**

**R-2022-207 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**

**R-2022-208 Resolution of the Township of Woolwich Authorizing the Hiring of a Building Inspector within the Woolwich Township UCC Department**

**R-2022-209 Resolution Authorizing Placement of Municipal Liens-Property Maintenance**

**R-2022-210 Resolution of the Township of Woolwich Amending the Personnel Policies and Procedures Manual for the Township**

Motion was made by Deputy Mayor Callahan and seconded by Committeewoman Minhas to adopt resolutions R-2022-102 through and including R-2022-210.

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

Under new business, the Mayor advised of the need to authorize an RFP for TDR Expert in order to value privately held TDR credits.

Mayor Frederick then moved to authorize said RFP. Committeeman Marino seconded. All were in favor.

Discussion then ensued regarding sale of a consumption liquor license.

The Committee agreed that certain stipulations be included in the bid process such as the time the license will be put in use and location of intent to place and minimum bid. The Administrator/Clerk will reach out to the county association to see what other bids have sold for recently. Further discussion will take place.

The Committee then discussed shared use path easements pending the construction of a path on Auburn Road.

Committeeman Marino advised that the High Hill Path access easements were executed so that property owners have maintenance responsibilities. He advised that the Township needs to determine maintenance responsibilities prior to constructing the Auburn Road path.

Solicitor Gaglione will research and advise options.

Mayor Frederick said that it makes sense to provide support to the benefit of residents, and that the Township should look at it township wide. The Committee agreed that the maintenance responsibilities should be looked at as a whole.

Motion was made by Committeewoman Minhas and seconded by Committeeman Nocentino to open the meeting to public comment. All were in favor.

Ann Dorsett, 169 Russell Mill Road asked why park security is not being discussed under old business. Mayor Frederick replied that the Township is looking at its best options.

Mrs. Dorsett then asked why the Township is looking to value TDR Credits. Mayor Frederick replied that that the Township needs to determine value since there are a few credits owned by landowners that will have to be addressed should TDR be repealed.

Jordan Schlump, 10 Wilshire Blvd. asked what the issue is on Mill Road.

The Mayor replied that the dam is failing. He added that the dam is privately owned, and bridge is county owned and roadways leading to the bridge are owned by East Greenwich to the north and Woolwich to the south. He advised that NJDEP has made an inspection and issued a letter with deadlines for certain tasks. He further stated that the Township is currently reaching out to the landowner and attempting to understand responsibilities and next steps.

Mr. Schlump then stated that the Township needs to consider the impact on nature, resource and wildlife with so many ponds gone. He stated that he hopes the Township does not lose another natural resource.

Mr. Schlump then noted that the Auburn Road path was supposed to go on the side of Four Seasons to make it easy on senior residents. He advised that a plan should be put in place to get the seniors across the road.

The Mayor replied that they can cross at the traffic light.

Mr. Schlump then noted that with a walk path, school children within 2 miles of the Harker School can be forced to walk to school.

Mayor Frederick replied that is an issue previously considered by the district and denied due to the age of the children that attend the Harker School as well as the traffic volume on Auburn Road.

Mr. Schlump then asked why it is different with the children in High Hill Estates and was told that they can access through development sidewalks.

Hearing no further public comment, Deputy Mayor Callahan moved to close the public portion. Committeeman Nocentino seconded. All were in favor.

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to approve resolution **R-2022-211 Resolution for Closed Session** for the purpose of discussing personnel matters involved with a Police Chief Contract. All were in favor.

The Committee entered closed session at 7:16 p.m.

The regular meeting resumed at 8:32 p.m. upon a motion by Deputy Mayor Callahan, seconded by Committeeman Marino and unanimously passed.

Committeeman Marino moved to approve resolution **R-2022-212 Resolution of the Township of Woolwich Making Certain Determinations Regarding Terms of Employment of the Chief of Police in the Interim of Contract Negotiations** with an amended salary amount of \$142,500 for the Chief to remain whole while negotiations continue. Committeewoman Minhas seconded.

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

Deputy Mayor Callahan moved to approve the bills and purchase orders. Committeewoman Minhas seconded.

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

With no further business, motion was made by Committeeman Marino, seconded by Deputy Mayor Callahan and unanimously passed to adjourn the meeting.

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Jane DiBella  
Administrator/Clerk

Minutes not verbatim  
Audio recording on file