

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
OCTOBER 3, 2022**

The meeting was called to order by Mayor Craig Frederick at 6:34 p.m.

Mayor Frederick made the following statement:

The October 3, 2022 regular 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

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

Those present saluted the American Flag.

Mayor Frederick advised the public that the Township has undertaken a reexamination of the Township Master Plan.

The Mayor advised of the reexamination process and timeline, and further advised that the reexamination will address termination of the Transfer of Development Rights (TDR) plan.

The Mayor then introduced Erin Simone, Special Redevelopment Counsel and Michael Davis, Planner.

Ms. Simone noted that throughout the remaining Master Plan Reexamination, there will be multiple opportunities for public comment.

Ms. Simone then advised that at inception of the 2008 TDR program, there were 1335 sending area credits and the room for 1160 credits in two receiving areas. 275.5 sending area credits were purchased by the Township TDR Bank through auction resulting in 882 preserved acres. Ms. Simone added that the State program requires program review every five years, with every second review in consultation with Master Plan review. In addition, the state requires 25% of remaining credits be transferred every five years.

Ms. Simone advised that at this time, only one-third of the sending area remains due to 377 acres having been exempted from the receiving area due to an affordable housing settlement as well as 31% of the sending area that is or will be developed for non-residential use.

Ms. Simone then stated that the Township would like to continue with farmland preservation efforts, despite the intent to repeal TDR.

Mr. Davis then took the floor, advising that the TDR Program is written into every element of the current Master Plan. He said that the Township is considering development clustering as a replacement, which would result in preservation as opposed to restricting the developability of land.

Mayor Frederick added that the township is not looking to abandon farmland preservation and is looking for ways to continue preservation efforts and give land owners options.

There were no comments or questions from the Committee.

Committeeman Marino moved to open the presentation to public comment/questions.
Committeewoman Minhas seconded. All were in favor.

Constance Cardillo, 21 Russell Mill Road, asked why TDR's can only be used for single family homes. Ms. Simone replied that TDR's can be used for any residential housing type, but that commercial development does not easily fit into base density.

Ida Zammarelli, realtor for a resident holding one TDR credit, inquired as to options for those holding private ownership of credits.

Mayor Frederick noted that a resolution on the agenda will award a contract for TDR valuation for just that purpose.

Jordan Schlump, 10 Wilshire Blvd. said that there needs to be a plan for maintenance of lands used as open space in the clustering option. Mr. Davis advised that there are options under discussion in that regard. Mr. Schlump asked for assurance that the land not come back to township ownership.

Mr. Schlump stated that the only thing being built is warehousing, which threw away the use of credits. He further said that he fears the continuation of warehouse construction throughout the Township.

Mr. Schlump then opined that a population cap be considered in the planning process.

Nate Russo, Russo Homes, questioned the value of cluster development. The Mayor stated that all considerations are being reviewed.

Ann Dorsett, 169 Russell Mill Road asked if the state has weighed in on TDR repeal. Mayor Frederick responded that while there are still things to be cleared through the state, the township is moving to disband the program with or without state approval.

Bern Beal, Paulsboro Road questioned TDR repeal timeline. The Mayor responded that the Township hopes to work through the necessary ordinances prior to years end, but that Ordinances cannot be carried from year to year so some tasks may have to wait until after the new year.

Joe Maugeri, Oldmans Creek Road, commended the Committee for taking on the monumental task towards TDR repeal. He stated that TDR has been a failed program since day 1 in that no real credit transfers have taken place in fifteen years.

Mr. Maugeri asked if zoning will revert to pre-TDR zoning. Mr. Davis responded that zoning is still under discussion. Mr. Maugeri replied at the programs beginning, it was stated that if the program did not work, sending parcels would revert to prior zoning. Mayor Frederick advised that while zoning is still under discussion, said that while it more than likely will not revert to prior zoning, but also will not be 1 unit per 15 acres that TDR calls for. Mr. Davis added that there could be a density bonus for clustering.

A resident of Karens Court asked what comfort residents have that more warehousing will not be built. The Mayor replied that there are always options.

Helene Santillo, Joseph Court, asked if there is a plan for school expansion. The Mayor responded that he and the Deputy Mayor are in constant contact with the districts and that population reviews are conducted. He added that the Township is attempting to assist the Kingsway District with future land opportunities, and that the S/W District has options at the Harker School. He further advised that while there is displeasure with warehouse construction, PILOT funds may assist in these situations.

Christina Trouts, 1 Sunset Court asked if a warehouse is proposed to be built at the Drop Forge location on Auburn Road, saying that it is a terrible site for a warehouse. Mayor Frederick said that while the Township is working with potential developers for the site, he shares the same concerns.

Rebecca Coughlin asked if there are any ramifications of TDR abandonment. Ms. Simone responded that there is the question of \$5 million in state funds used to purchase credits at the TDR Auction, but that the township has options if repayment is requested.

Hearing no further comments from the presentation, Committeeman Marino moved to close, Committeewoman Minhas seconded and all were in favor.

Mayor Frederick called a two minute recess.

The meeting resumed at 7:26 p.m. at which time motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to approve a consent agenda for resolutions R-2022-224 through and including R-2022-232. All were in favor.

R-2022-224 Resolution of the Township of Woolwich Authorizing the Execution of a Mutual Aid and Assistance Agreement with the County of Gloucester

R-2022-225 Resolution Authorizing the Issuance of Street Opening Permit(s) to South Jersey Gas-15 Nicole; 112 Delaware Crossing; 23 Georges Landing

R-2022-226 Resolution Amending R-2022-214 to Include Block 11, Lot 6.03 to the Joint Land Use Board Investigation and Determination Towards a Non-Condemnation Redevelopment Area

R-2022-227 Resolution Authorizing a Professional Services Contract to Urban Partners for Transfer of Development Rights Expert Services

R-2022-228 Resolution of the Township of Woolwich Authorizing an Addendum to the Agreement Between the Township of Woolwich and Prochamps for Participation in an Abandoned Property Registration Program

R-2022-229 Resolution Requesting 4 Month Extension of Time for Award of a Construction Contract for the NJDOT FY2021 Municipal Aid Grant Funded Project

R-2022-230 Resolution Authorizing the Issuance of Street Opening Permit(s) to Buckley Cable on the Behalf of Comcast-Various locations along Holly, Juniper, Spruce

R-2022-231 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2022-232 Resolution of the Township of Woolwich Authorizing the Approval and Execution of Estoppel Certificates for Block 4, Lot 4

Committeewoman Minhas moved to adopt resolutions R-2022-224 through and including R-2022-232. Deputy Mayor Callahan seconded.

Mayor Frederick advised that resolution R-2022-227 authorizing a contract to Urban Planners will result in a current valuation of TDR credits.

Roll Call on R-2022-224 through R2022-232:

Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

Under old business, Mayor Frederick advised that the Township will meet with the four party ownership of the Warrington Mill Dam on the 4th, but that while concern for the dam structure continues, Mill Road will remain closed.

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

Jordan Schlump questioned the need for resolution R-2022-226 which added a parcel to a redevelopment study. Mayor Frederick responded that the one parcel was left off of the original resolution for the study.

Mr. Schlump then asked who Northpoint is. Mayor Frederick replied that it is a warehouse developer for the area in and around the exit 2 interchange.

With no further questions or comments, Committeewoman Minhas moved to close the public portion. Committeeman Marino seconded. All were in favor.

Under new business, Mayor Frederick advised that trick or treat hours will be held on October 31st between the hours of 4-8 p.m.

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to approve resolution **R-2022-233 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:32 p.m. for the purpose of discussing contractual matters-Northpoint Redevelopers Agreement.

The meeting resumed at 8:31 p.m. upon a motion by Committeeman Marino, seconded by Deputy Mayor Callahan and unanimously passed.

Committeeman Marino moved to approve the bills and purchase orders. Committeewoman Minhas seconded.

Marino: YES, Minhas: YES, Callahan: YES, Frederick: YES Motion carried

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

The meeting adjourned at 8:32 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file