

MINUTES
WOOLWICH TOWNSHIP COMMITTEE
October 17, 2022

The meeting was called to order by Mayor Frederick at 6:31 p.m.

Mayor Frederick made the following statement:

The October 17, 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

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

Those present saluted the American Flag.

Mayor Frederick advised those in attendance that proposed warehousing on block 28 lots 3 and 4 seems to be topic that the public wants addressed.

The Mayor advised that the entire committee does not believe the location is conducive for warehousing due to traffic concerns and surrounding residential development as well as the proximity to the Harker School.

The Mayor continued to explain that the parcel has been zoned Light Industrial/Office since the 1960's and that the zone allows for warehousing.

He then noted that the Township is currently undertaking a Master Plan Reexamination which recommends re-zoning the parcel(s) to residential. He further noted that the warehouse developer has already submitted the warehouse application through the Joint Land Use Board, it is considered grandfathered under current zoning.

Mayor Frederick also advised that the Township has a direct dialog with the developer, and have advised that the Township will not consider any benefits to the developer, including a PILOT Agreement. He further acknowledged that the Township will be communicating with the County in regards to the potential impact to Auburn Road traffic.

The Mayor also explained that the Re-examination will also address the Transfer of Development Rights (TDR) Program to ensure options for sending area landowners.

The Mayor informed those present that their voices can be heard on the Master Plan Reexamination when the Land Use Board meets on October 20th.

Committeeman Marino stated that while the Committee has worked to ensure tax ratables, mixed use and commercial development were intended for the Rt. 322 corridor, and not the intended Auburn Road parcel.

Committeeman Nocentino agreed with Mayor Marino, and stated that ancient zoning should not be used to bring a warehouse to this particular parcel.

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

Christina Trautz, 1 Sunset, noted that the proposed warehouse development will create impacts to traffic and the environment, and asked if these studies will be performed. Mayor Frederick advised her that these issues will be reviewed by the Township professionals.

Suzanne Healy, 141 Gentry Drive, stated that the proposed warehouse site includes two parcels. Mayor Frederick responded as to grandfathering prior zoning as stated in his preamble.

Resident of 25 Meadowlark Drive questioned the potential for redevelopment of Oldmans Creek Road from Auburn Road to the Logan Township border. Mayor Frederick responded that the same developer is looking at the Oldmans Creek area as well. He added that the township is looking at a zoning change to residential for most parcels. The resident suggested the Township open the zoning code and make it more difficult for developers. The Mayor responded that right now, the Township has to abide by existing ordinances. He added that the reexamination report looks to change the residential zoning to allow clustering and preservation on those lots.

Committeeman Nocentino added that the only parcel being considered for warehousing is currently zoned LIO. He added that there is a request for redevelopment along Oldmans Creek, some of which is in appeal.

The Solicitor advised that if the lot is used for warehousing, a multi-step process would follow including review of zoning setbacks and buffers. Committeeman Marino added that there are substantial requirements for buffering/landscaping requirements.

Christina Trautz asked what zoning is being considered for the Auburn Road mixed use area and was told residential.

Charles Bjanas, 27 Nocentino asked if there is any cooperation between Woolwich and Harrison Township on proposed warehousing along Tomlin Station Road over the border with Harrison, and whether the Township has any jurisdiction to control that development.

Mayor Frederick replied that the Township has no jurisdiction over an adjoining municipality, but would suggest the Township engineer assess the Back Creek Road bridge. He added that he will share the Township's concerns with Harrison Township Mayor Manzo.

Bryan Redner, 8 Bayberry Way questioned the LIO zoning requirements. Solicitor Gaglione advised that the LIO requirements are defined in the zoning ordinance, and that warehousing is an approved use within LIO zoning.

Resident of Sunset Court asked who the proposed developer is and was told it is Enhanced Acquisition. The resident questioned any environmental concerns and was told that an environmental impact study should be submitted for the November 3rd JLUB hearing as a part of the application.

Courtney Watkins, 135 Gentry Drive asked when approval would take place. Mayor Frederick replied that any conditional approvals that may be required may be outside of the JLUB purview. Solicitor Gaglione noted that residents can be objectors to anything before the JLUB and have the ability to retain their own attorney/experts.

Sandra Mills, 20 Victoria asked who decides development applications. Mayor Frederick responded that the JLUB reviews and approves/denies applications. He noted that the JLUB is an eleven member board with its own professionals. The residents asked if the board can say no to any requested variances. Solicitor Gaglione responded that if denied, it must not be deemed arbitrary or capricious.

Resident of 3 Joseph Court asked if the Planning Board members and professionals ask questions. The Solicitor replied that they may ask questions.

Resident of 4 Josephs Court noted the proximity of the proposed warehouse to the Harker School sports area.

Michael Pitts, 309 Back Creek Road questioned the proposed warehouse on Tomlin Station Road in Harrison Township and its potential impact on the Back Creek Road Bridge. Mayor Frederick again said he will discuss with Harrison Township Mayor Manzo. Committeeman Marino noted that Mayor Manzo is always receptive and understanding.

Hearing no further comments the public portion closed upon a motion by Committeeman Marino, seconded by Committeewoman Minhas and approved.

Mayor Frederick called a recess at 7:23 p.m.

The meeting resumed at 7:45 p.m.

Mayor Frederick read Ordinance by title only upon second reading:

2022-11 Ordinance of the Township of Woolwich, County of Gloucester and State of New Jersey Amending Chapter 192 of the Code of the Township of Woolwich to Establish Restricted Parking Within the Development Known as High Hill Estates

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

There were no public comments

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

Motion to adopt 2022-11 Nocentino Second: Mihas

Committeeman Nocentino stated that the ordinance is a good solution to parking issues. Mayor Frederick explained the process that the Township explored and reasoning behind same, and that the Ordinance will restrict parking on corners and within site triangles.

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

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

2022-12 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Kings Landing Redevelopment Plan

Motion to introduce: Marino Second: Minhas

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

Committeewoman Minhas moved for a consent agenda on Resolution R-2022-234 through and including R-2022-241. Committeeman Marino seconded.

Committeewoman Minhas moved to adopt resolutions R-2022-234 through and including R-2022-241. Committeeman Marino seconded.

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

R-2022-234 Resolution Authorizing Totally Disabled Veteran Deduction

R-2022-235 Resolution Authorizing Totally Disabled Veteran Deduction

R-2022-236 Resolution of the Township of Woolwich Making an Elevation Within the Woolwich Township Police Department

R-2022-237 Resolution Authorizing Assistance Within the Office of the Emergency Management Coordinator

R-2022-238 Resolution Amending Woolwich Township Committee Resolutions R-2022-214 and R-2022-226 Nunc Pro Tunc, for the Township of Woolwich, County of Gloucester, State of New Jersey

R-2022-239 Resolution Repealing Resolution R-2022-213 and Referring an Amendment to the Kings Landing Redevelopment Plan to the Joint Land Use Board for Review and Consideration

R-2022-240 Corporate Resolution- Fulton Bank

R-2022-241 Resolution Authorizing the Execution of Agreement for Easement Maintenance for a Portion of Block 28, Lot6

The following reports were provided for the month of September:

Tax Collector: \$1,244,842.73 remitted

Woolwich Fire Company: Monthly Report

Chief Valichka noted that two people will graduate from the fire academy. Work continues with training, reports and year-end report. Committeeman Marino suggested the graduates appear at an upcoming meeting of the Committee to be recognized.

Police: Monthly Report

The 1st annual Police Community Day on Oct. 8th was a success. The PD will be participating in the "Straight to Treatment" Program, in partnership with Counseling Solstice and the Prosecutors Office. Recognized Officer Boyko, Officer of the quarter.

Township Engineer: Monthly Report

2023 Municipal Aid grant application has been submitted to NJDOT. Extension to award the 2022 program has been submitted. Viereck Road will be bid in early 2023.

Mayor Frederick provided an update on the Mill Road Dam advising that a meeting was held with the County, Owner, Township and East Greenwich as to moving forward. The Township will cost share with the owner as to the engineering report.

Mayor Frederick also advised that the township is working with the former engineer and residents of Oakview Terrace as to remaining bonded work.

Committeeman Nocentino questioned status of Oliphants Mill Dam. Solicitor Gaglione stated that while there has been slow progress, an application is waiting for signatures.

Committeeman Nocentino also asked the engineer as to the status of the Auburn Chase punch list. The engineer replied that the punch list has been completed, but working through some issues with trees.

Mayor Frederick advised that Locke Avenue Park expansion project permits are under 90 day review with NJDEP. The project could break ground in the spring.

Committeeman Marino suggested that the engineer reach out to Summit Ventures regarding dead street trees on Auburn Road between the traffic light and intersection.

Precision Land: Monthly Sewer Project Update

Andrew Shawl of Precision noted that work and paving continue. Paulsboro Road paving is pending. Working on outstanding items at pump station.

Mayor Fredrick asked Mr. Shawl to provide a spreadsheet for remaining funding. The Mayor also noted the condition of Locke Avenue and asked for some interim work to address the road condition.

Administrator's Report: Monthly Report

The Administrator provided her report as self-explanatory. There were no questions from the Committee.

Municipal Services: Monthly Report

Presented as self-explanatory.

The following Committee liaison reports were provided.

Committeeman Marino: Solid Waste/Recycling; JLUB

JLUB: Nothing to report. Solid Waste: Shredding event was held at which time 2.75 tons were generated. There were 248 bulk pickups, 116 metal collections and 63 extra cardboard.

Committeewoman Minhas: Municipal Alliance; Recreation

No Municipal Alliance Report. Recreation: Noted a Trunk or Treat event. Trick or Treating will be on 10-31 between 4-8 p.m.

Committeeman Nocentino: Municipal Services; Env. Commission;

36 zoning applications and 7 violation notices were issued. Looking at multiple driveway issue. Public Works continues with field grooming and mowing and basin maintenance. Additional speed limit signs were placed on Garwin Road. 300 tons of road salt were delivered. The Environmental Commission is holding a cleanup at Tranquility Trail on the 22nd. 67% of recycling loads were contaminated. Reminder

to not put plastic bags in recycling which impacts township billings.

Deputy Mayor Callahan: Educational Partners (SWSD/KRSD)
Mayor Frederick presented due to the absence of Deputy Mayor Callahan. The Mayor noted that many initiatives are being discussed in the school districts. Kingsway Homecoming is scheduled for the 22nd. The Kingsway Advisory Council is inviting parents to join Community Partners. The district is looking to establish district support. Also having career speakers. The next Board of education meeting is on October 20th.

Mayor Frederick: Administration; Public Safety
Discussion taking place to plan for the coming years financially. Budget requests are due by month end. Initial meetings and analysis of financials show that the Township should be in good standing to continue with 0% tax increases.

There was no update on park security.

Under new business, the Committee reviewed and approved the list of 2023 Professional RFP's. Mayor Frederick asked to add Traffic Engineer to the list.

Committeeman Nocentino noted that there is a site obstruction on Elm Street due to large vegetation in the median.

Committeeman Marino moved to open the meeting to public comment. Committeeman Nocentino seconded. All were in favor.

Sarah Grusmeyer, 4 Victoria Drive asked if there is a proposed addition to the park entrance. Mayor Frederick replied that the township is working through the entrance and exit plan, and speaking with the warehouse developer regarding anticipated truck traffic at the High Hill entrance/exit.

Hearing no further public comment, Committeewoman Minhas moved to close the public portion. Committeeman Marino seconded. All were in favor.

Motion was made by Mayor Frederick and seconded by Committeewoman Minhas to approve resolution **R-2022-242 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 8:25 p.m. for the purpose of discussing Personnel: Police Matters.

The regular meeting resumed at 8:49 p.m. upon a motion by Committeewoman Minhas, seconded by Committeeman Nocentino and passed.

Committeeman Marino moved to approve the minutes of September 19, 2022 and October 3, 2022 and Closed Session. Committeewoman Minhas seconded. All were in favor.

Motion was made by Committeewoman Minhas and seconded by Committeeman Marino to approve the bill list and purchase orders.

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

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 8:50 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file.