

**MINUTES  
WOOLWICH TOWNSHIP COMMITTEE  
NOVEMBER 21, 2022**

The meeting was called to order by Mayor Craig Frederick at 6:35 p.m.

Mayor Frederick made the following statement:

The November 21, 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: ABSENT 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 congratulated Committeeman Nocentino on his reelection at the 2022 General Election. He further reminded everyone to speak clearly into the microphone so that they can be heard.

Motion was made by Deputy Mayor Callahan and seconded by Committeewoman Minhas to open the meeting to public comment for agenda items only. All were in favor.

Hearing no comments or questions, the public portion closed upon a motion by Deputy Mayor Callahan and seconded by Committeewoman Minhas. All were in favor.

Mayor Frederick read the following Ordinance by title only:

**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 was made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to table Ordinance 2022-12. The Ordinance will have a public hearing on December 5, 2022.

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

**2022-13 Ordinance of the Township of Woolwich Adopting Certain Changes to its Personnel Policies and Procedures Manual to Allow for the Accrual of Sick Time for Part Time and Seasonal Employees**

Motion to introduce: Minhas Second: Callahan.

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

**2022-14 An Ordinance Granting renewal of Municipal Consent to Comcast of South Jersey LLC to Construct, Connect, Operate and Maintain a Cable Television and Communications System in the Township of Woolwich, Gloucester County New Jersey**

Motion to introduce: Callahan Second: Minhas

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

Deputy Mayor Callahan moved to approve a consent agenda for resolution R-2022-243 through and including R-2022-265. Committeewoman Minhas seconded. All were in favor.

Committeewoman Minhas moved to adopt resolutions R-2022-243 through and including R-2022-265. Deputy Mayor Callahan seconded.

Committeeman Nocentino referenced resolution R-2022-244 asking who is developing South Point at Weatherby. Mayor Frederick responded that it is the Cyzner apartments.

Referencing R-2022-245, Committeeman Nocentino noted that he is opposed to unfunded mandates.

As to resolution R-2022-254, Committeeman Nocentino wished to see the Best Practices Report. Mayor Frederick responded that the report determines the amount of state aid to be received and that the Township scored high enough to not have any reduction in aid. The Administrator/Clerk offered to e-mail the report to Committee.

**R-2022-243 Resolution Authorizing Street Opening Permit(s) to South Jersey Gas-605 Van Buren**

**R-2022-244 Resolution of the Township of Woolwich Authorizing the Endorsement of a “Statement of Consent” Form-South Pointe at Weatherby**

**R-2022-245 A Resolution in Opposition to the Reassignment by the New Jersey Department of Environmental Protection of All Municipalities Currently Designated Tier B Under the Municipal Separate Storm Sewer System Permit Program to Tier A Designation and Expansion of Tier A Permit Conditions**

**R-2022-246 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Authorizing Governor’s Council on Alcoholism and Drug Abuse Fiscal Grant Cycle-July 1, 2023-June 30, 2024 For Fiscal Year 2024**

**R-2022-247 Resolution Authorizing the Execution of Various Easement Documents in Regards to Proposed Development of Block 14, Lot 2-Paulsboro Road AP, LLC**

**R-2022-248 Resolution Certifying that all Members of the Governing Body have Reviewed the Annual Report of Audit for the Year 2021**

**R-2022-249 Resolution Authorizing Totally Disabled Veteran Deduction**

**R-2022-250 Resolution Authorizing Totally Disabled Veteran Deduction**

**R-2022-251 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Performance Surety Bond #800129747 Filed on the Behalf of DP1F3 NJ8 Woolwich PC, LLC**

**R-2022-252 Resolution Agreeing to the Termination of a Shared Service Agreement Between the Township of Woolwich and the Township of South Harrison for the Provision of a Certified Public Works Manager**

**R-2022-253 Resolution Agreeing to the Termination of a Shared Service Agreement Between the Township of Woolwich and the Township of Logan for the Provision of Electrical Sub-Code and Inspection Services**

**R-2022-254 Resolution of the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey Accepting the Best Practices Inventory Report for CY 2022**

**R-2022-255 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Cash Bonds for C&C Development Company, LLC-Block 28, Lots 6.01 and 16**

**R-2022-256 Resolution of the Township of Woolwich Authorizing the Acceptance and Filing of Letter(s) of Credit 22-08 and 22-09 Filed on the Behalf of Villages II at Weatherby, Section 2.4 and Villages I Section 4.2**

**R-2022-257 Resolution Authorizing Cancellation of Rollback Taxes for 2022-Block 6, Lot 6**

**R-2022-258 Resolution of the Township of Woolwich Authorizing the Lease of five (5) Vehicles via a Nationally Recognized Co-Op with Sourcewell from Enterprise Fleet Management**

**R-2022-259 Resolution of the Township of Woolwich Authorizing Enterprise Fleet Management to Sell Certain Municipal Vehicles at Auction**

**R-2022-260 Resolution Authorizing the Release of Maintenance Bond #CM100158M as Posted for Villages I, Section 2.5A**

**R-2022-261 Resolution Requesting Approval of Item of Revenue and Appropriation-NJS 40A:4-87**

**R-2022-262 Resolution Authorizing Budget Appropriation Transfers During the Last Two Months of the Fiscal Year for the Township of Woolwich, County of Gloucester, State of New Jersey**

**Roll Call on adopted Resolutions: Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES**  
Motion carried.

The following reports were given for the month of October:

Tax Collector: \$9,417,793.15 remitted

Woolwich Fire Company: Monthly Report

Noted of grant award from the American Rescue Grant to be used for turnout gear. Devising SWAT Plan to cover the next five years. Should be ready for review 1stQ 2023. Seeking another grant for hydraulic rescue tools.

Police: Monthly Report

No shave November in the department has resulted in an \$880.00 donation to the American Cancer Society. Participating in "Holiday with Hero" program. 66 applications were received for additional hire.

Township Engineer: Monthly Report

Met with NJDOT regarding work on the Paulsboro Road railroad crossing that will commence on 11/28. Plans and specs have been submitted to NJDOT for the Swedesboro Avenue grant. Revisions to the plans are underway based on comments received. Mayor Frederick asked when 2023 grant awards would be made. The engineer replied that notification is usually made in November. Viereck Road project is in preliminary design. Will meet to discuss High Hill estates signage. Received notice from the owner of Mill Road dam who said the engineer's report would be received last week, but nothing has been received as yet.

Solicitor Gaglione advised that an agreement for shared cot of the Mill Road dam engineers report is under review.

The engineer further advised of inspection work occurring at warehousing and residential sites.

Mayor Frederick noted that traffic lights have been installed at Center Square and Village Green and that Shop Rite is on target for an April opening.

Committeeman Nocentino questioned status of Oliphants Mill dam. The engineer responded that to his knowledge, the project is still in the permitting process.

Committeeman Nocentino further asked for an update on a sinking sidewalk in Villages. The engineer replied that he reached out to the developers contractor and did not receive a response.

Precision Land: Monthly Sewer Project Update  
Upon the absence of Mr. Shawl, the report was e-mailed to Committee earlier. There were no questions.

Administrator's Report: Monthly Report  
Ms. DiBella presented her report as self-explanatory. There were no questions from Committee.

Municipal Services: Monthly Report

The following committee reports were provided:

Committeeman Marino: Solid Waste/Recycling; JLUB  
In the absence of Committeeman Marino, Mayor Frederick advised that the Master Plan report heard at the Land Use Board received many comments from the public. Certain points raised by the public will be further discussed and explored prior to implementation of changes in 2023.

Committeewoman Minhas: Municipal Alliance; Recreation  
No report.

Committeeman Nocentino: Municipal Services; Env. Commission;  
103 metal, 203 bulk and 40 cardboard collections were conducted in October. 7 zoning violations were issued. 73% of recycling loads were contaminated with plastic. Need to raise awareness. Park systems have been winterized. The environmental Commission is awaits additional tree quotes.

Deputy Mayor Callahan: Educational Partners (SWSD/KRSD)  
Swedesboro-Woolwich district is looking at ways to save. Kingsway held NHS inductions and are undergoing a holiday toy drive until Dec. 9. The BOA authorized improvements to renovations to the

baseball stadium. The Southwest Council is assisting the school in vaping awareness. The district is also looking for career speakers. He asked those present to consider volunteering time to speak on their careers. Tickets are on sale for the December play. Fall sports were very successful. Girls Varsity Field Hockey won State Championship. Thank you to Police and Fire for the welcome home from the game at Exit 2.

Mayor Frederick:

Administration; Public Safety

Mayor Frederik reported on the status of PILOT approvals noting that over the terms of said agreements, the Township will received in excess of \$106 million. On paper, it looks like sewer payments will be \$24 million-entirely paid for through PILOT's and connection fees. He added that the Committee continues to look towards the development of the Rt. 322 corridor as to warehousing, mixed use, retail and the re-design of Exit 2.

Committeeman Nocentino requested status of Woolwich Gardens Assisted Living, asking if the township is at risk with the PILOT. Mayor Frederick replied that the facility received C.O. and further noted that it is a smaller PILOT with \$3.3 million over 30 years.

Under old business, Committeeman Nocentino asked if there are any updates to park security, noting continued damage, graffiti etc. being done at the park. Mayor Frederick replied that he will meet with the Police Chief soon. To discuss.

Also under old business, Mayor Frederick noted that 2023 Professional Services RFP's were received, but none received for the position of Traffic Consultant, which is needed for Rt. 322 planning purposes. He requested that the Committee approve a subsequent RFP for the position. So moved Committeewoman Minhas. Deputy Mayor Callahan seconded.

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

Under new business, the resignation of the Electrical Sub-Code was accepted. It was noted that he will be working full-time for Logan Township.

The Committee reviewed and discussed a personal request for demotion within the Woolwich Township Police Department. Same was approved upon a motion by Deputy Mayor Callahan and seconded by Committeeman Nocentino.

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

Mayor Frederick also advised upcoming resolution to send a redevelopment request to the Joint Land Use Board for Block 10, Lot 4.

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

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

Jordan Schlump, 10 Wilshire Blvd. questioned the status of the Oliphants Mill Dam asking when the Township will know cost Mayor Frederick replied that the Township is working on a final agreement.

Mr. Schlump stated that he is not in favor of spending tax dollars for personal property. Mayor Frederick advised that the bulk of cost will be to get the road functional. He also added that beauty has value.

Mr. Schlump then asked the status of the redevelopment of Oldmans Creek and where the appeal stands.

Solicitor Gaglione replied that she is working with the DCA on their request for additional documents to supplement the report.

Mr. Schlump then asked that the Township determine what to do about the recycling fines for plastic contamination. Discussion was then held as to various options.

Mr. Schlump asked what portion of the \$24 million sewer cost is for Woolwich. Mayor Frederick replied 45% is specific to the northern portion of the settlement area.

Ann Dorsett, 169 Russell Mill Road said that the recycling issue is being pursued by the Environmental Commission. Ms. Dorsett further requested that the Committee look to revamp its Agriculture Development Committee. Mayor Frederick agreed.

With no further discussion, the public portion closed upon a motion by Committeewoman Minhas, seconded by Deputy Mayor Callahan and unanimously approved.

Motion was made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to approve resolution **R-2022-266 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:32 p.m. for the purpose of discussing potential litigation-Auburn Road Warehouse personnel: Interviews.

The regular meeting reconvened at 8:42 p.m. upon a motion by Committeewoman Minhas, seconded by Committeeman Nocentino and unanimously passed.

Deputy Mayor Callahan moved to promote Sgt. Anthony Verilli to Lt. Mayor Frederick seconded.

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

Committeewoman Minhas moved to approve the minutes of October 17, 2022 and Executive Session. Deputy Mayor Callahan seconded. All were in favor.

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

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

Motion carried

With no further business, Committeewoman Minhas moved to adjourn the meeting. Deputy Mayor Callahan seconded. All were in favor.

The meeting adjourned at 8:44 p.m.

Respectfully submitted, Jane DiBella, Administrator/Clerk

Minutes not verbatim. Audio recording on file.