

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
DECEMBER 19, 2022**

Call to order:

The December 19, 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:

Flag Salute:

R-2022-279 Resolution Making an Appointment to the Position of Patrolman within the Woolwich Township Police Department

Oath of Office administered to Officer Daniel Featherer

Privilege of the Floor/Agenda Items: The public is reminded to please stand and state their name and address for the record prior to addressing the Committee.

Ordinances:

2022-15 Ordinance Approving the Application and Financial Agreement for a Long-Term Tax Exemption with CP Woolwich Urban Renewal, LLC for Block 28.04, Lot 7 on the Official Tax Map of the Township of Woolwich Second Reading/Public Hearing

2022-16 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Kings Landing Redevelopment Plan Second Reading/Public Hearing

Resolutions:

R-2022-280 Resolution Authorizing Street Opening Permit(s) to South Jersey Gas-5 Victoria Drive and 88 Oliphants Mill Road

R-2022-281 Resolution of the Township of Woolwich Authorizing Renewal of a Lease Agreement for Farming Purposes on Municipally Owned Lands Known as Block 28.01 Lot 1, Blk. 3, Lot 6, Block 5, Lot 4 and Block 5, Lot 3 to Gary Stecher in the Total Amount of \$3,250.00 for the Year 2023

R-2022-282 Resolution Authorizing Hiring Per Diem Employee to Conduct Snow Removal

R-2022-283 Resolution to Cancel Outstanding Checks Drawn on Accounts of the Township of Woolwich

R-2022-284 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

R-2022-285 Resolution Authorizing and Requesting the Joint Land Use Board to Undertake, Assemble Data and Advise the Township Committee as to Potential Areas for Rehabilitation

R-2022-286 Resolution Authorizing the Release of Cash Bond Posted for Soil Removal from Project Located at 201 Oak Grove Road

R-2022-287 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2022-288 Resolution Adopting Rules and Regulations for the Woolwich Township Police Department

R-2022-289 Resolution of the Township of Woolwich Authorizing Reduction No. 1 of Letter of Credit #21-14 Posted on the Behalf of Villages I, Section 4.6

R-2022-290 Resolution of the Township of Woolwich Authorizing Reduction No. 1 of Letter of Credit #21-15 Posted on the Behalf of Villages I, Section 4.7

Reports-Month of November:

Tax Collector: \$3,739,572.28 remitted

Woolwich Fire Company: Monthly Report

Police: Monthly Report

Township Engineer: Monthly Report

Precision Land: Monthly Sewer Project Update

Administrator's Report: Monthly Report

Municipal Services: Monthly Report

Liaison Reports:

Committeeman Marino: Solid Waste/Recycling; JLUB

Committeewoman Minhas: Municipal Alliance; Recreation

Committeeman Nocentino: Municipal Services; Env. Commission;

Deputy Mayor Callahan: Educational Partners (SWSD/KRSD)

Mayor Frederick: Administration; Public Safety

Old Business: TDR Update
Park Security (Update)

New Business:

NJDOT Municipal Aid Grant Awards
High Hill SUP-\$251,000.00
Russell Mill/Back Creek Roads-\$234,990.00

Locke Ave. Park Permitting-Archeological Studies

RFP-Pickleball Courts

Reorganization Meeting: Tuesday January 3, 2022 6:30
p.m.

Privilege of the Floor: The public is reminded to please stand and state their name and address for the record prior to addressing the Committee.

R-2022-291 Resolution for Closed Session

Personnel: Police Matters
Potential Litigation: Oldmans Creek Holdings
Contractual Matters: July Holdings

Approval of Minutes:

November 21, 2022 Regular and Executive Session
December 5, 2022 Regular and Executive Session

Approval of Bills and P.O.'s:

Adjournment:

NOTICE PURSUANT TO N.J.S.A. 10:4-8(d)

The items listed on the tentative agenda of the Mayor and Township Committee of the township of Woolwich constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.

RULES AND REGULATIONS OF THE WOOLWICH TOWNSHIP COMMITTEE: These procedures are designed to ensure an orderly conduct of business and to allow the tape recording of the proceedings to record all comments made with accuracy.

Township Committee welcomes public comment on any governmental issue that a member of the public feels may be of concern to the resident of the municipality. There will be two (2) portions, up to thirty (30) minutes in duration or as determined by the Mayor or Deputy Mayor, set aside for such comment at every monthly meeting of the Committee. There will be no other public comment accepted unless directed by the Mayor or Deputy Mayor or by an approved motion of the Committee, such as a public hearing.

Comments relating to specific items that are scheduled for a public hearing can only be made at the time of the public hearing on the issue. In taking action on these items, the Township Committee will consider the comments presented at public hearing and any member of the committee can request the Mayor or Deputy Mayor designee for permission to question or address Township Committee.

Each person who wishes to speak shall raise his or her hand to be recognized before speaking. When recognized, the speaker must state their name, address and purpose of their comments. A second opportunity for the same individual to speak will only be allowed after all others have had their opportunity.

Individuals' comments will be limited to a maximum of five (5) minutes to allow as many residents to speak as possible. Other members of the Committee, municipal employees or Township professionals will respond only when requested by the Mayor or his/her designee.

No intra-audience dialogue is permitted during the open session of any meeting. Such behavior is disruptive and will not be permitted.

Speakers on both sides shall treat each other with courtesy and respect in both action and utterance. No personal attacks or "poisonous" rhetoric will be permitted. The Mayor or Deputy Mayor will give one warning of improper behavior or rhetoric to a speaker. On the next offense the speaker will be asked to relinquish the floor to another speaker.

Closed sessions of the Township Committee will normally be held at the end of the normal business part of any meeting. Exceptions to this may be made due to professional commitments or anticipated outcomes deemed of significant public interest.

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING AN
APPOINTMENT WITHIN THE WOOLWICH TOWNSHIP POLICE
DEPARTMENT
R-2022-279**

WHEREAS, the Woolwich Township Chief of Police has made recommendation to the Woolwich Township Committee as to the hiring of officers within the Woolwich Township Police Department; and

WHEREAS, said positions have been advertised and interviews were conducted with qualified candidates; and

WHEREAS, the Woolwich Township Committee (as Appropriate Authority) interviewed candidates at their meeting conducted on December 5, 2022; and

WHEREAS, the Woolwich Township Chief of Police and Township Committee recommended the hiring of Daniel Featherer as full time Patrolman; and

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That Daniel Featherer be and is hereby appointed to the position of 9th Class Patrolman within the Woolwich Township Police Department effective retroactive to December 6, 2022.
2. That in accordance with the Agreement between the Township of Woolwich and PBA Local #122, the salary for 9th Class Officer shall be \$42,267.72 prorated for the remainder of 2022 and that he shall be offered employee benefits per the policy of the Township of Woolwich and the effective bargaining agreement between the Township of Woolwich and PBA Local #122.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella,

**ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT
FOR A LONG-TERM TAX EXEMPTION WITH CP WOOLWICH URBAN RENEWAL,
LLC FOR BLOCK 28.04, LOT 7 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP
OF WOOLWICH**

2022-15

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), as amended and supplemented, provides a process for municipalities to participate in the redevelopment and improvement of areas in need of redevelopment; and

WHEREAS, on August 20, 2018, the Township of Woolwich (“Township”) adopted Resolution No. 2018-206 which designated certain properties of the Township, particularly Block 28.04, Lot 7 as identified on the tax maps of the Township, as a Non-Condemnation Redevelopment Area (the “Redevelopment Area”), following the investigation and public hearing conducted by the Joint Land Use Board of the Township pursuant to the Redevelopment Law; and

WHEREAS, on October 1, 2018, the Township adopted Ordinance No. 2018-16 implementing a redevelopment plan for the Redevelopment Area known as the “Weatherby Town Center Redevelopment Plan” dated September 2018 and which may be amended from time to time hereafter (the “Redevelopment Plan”); and

WHEREAS, in order to implement the development, financing and renovation of the Redevelopment Area, the Mayor and Township Committee determined to negotiate and enter into a Redevelopment Agreement (the “Redevelopment Agreement”) with CP Woolwich Urban Renewal, LLC as Redeveloper (“Redeveloper”) for construction of a 386 unit residential “live-work” community together with landscaping, buffering, and associated site improvements (the “Project Improvements”); and

WHEREAS, pursuant to the Redevelopment Agreement, the Redeveloper has agreed to undertake financing, construction and completion of the Project Improvements, the obtaining of all Governmental Approvals (as defined in the Redevelopment Agreement), the site preparation of the Redevelopment Area and such other obligations as is set forth in the Redevelopment Agreement (the “Project”); and

WHEREAS, in order to effectuate the development, financing, and renovation of the Project, the Mayor and Township Committee have agreed to enter into a Financial Agreement (the “Financial Agreement”) with Redeveloper, substantially in the form attached hereto as Exhibit A, authorizing a long-term tax exemption pursuant to the Long Term Tax Exemption Law (“LTTEL”), N.J.S.A. 40A:20-1, et seq. for the Project and the Project Improvements; and

WHEREAS, pursuant to the requirements of the LTTEL, the Redeveloper provided the Township with the information required by Section 8 of the LTTEL in the form of an application for long-term tax exemption (the “Application”); and

WHEREAS, such information in the Application provided the Township with the basis for determining to execute the Financial Agreement; and

WHEREAS, the Mayor and Township Committee find that the relevant benefits of the redevelopment of the Redevelopment Area and the undertaking of the Project outweigh the loss, if any, of property tax revenue in granting the long-term tax exemption; and

WHEREAS, the Township Committee has determined that the assistance provided to the Project pursuant to the Financial Agreement is a significant inducement for the Redeveloper to proceed with the Project; and

WHEREAS, the Township and the Redeveloper have agreed to execute a Financial Agreement.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey that:

1. The foregoing recitals are incorporated herein by reference as if fully set forth at length.
2. That the Application for long-term tax exemption filed by CP Woolwich Urban Renewal, LLC hereby be granted; and
3. That the Financial Agreement be approved and that the Mayor and/or Township Administrator and the Township Clerk are hereby authorized to execute the Financial Agreement, upon the review and approval of its final form by the Township Administrator, Township Solicitor and Township Redevelopment Counsel, which such final form will be on file with the Township Clerk.
4. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
5. In the event any clause, section or paragraph of the ordinance and/or the Financial Agreement is deemed invalid or unenforceable for any reason, it is the intent of the Mayor and Township Committee that the balance of the Ordinance and/or Financial Agreement remain in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.
6. This Ordinance shall take effect immediately after final adoption in accordance with law.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the ____ day of _____, 2022. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the ____ day of _____, 2022, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on the same, at a meeting of the Township Committee on the ____ day of _____, 2022 and therefore becomes effective.

Jane DiBella, Clerk

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER, STATE OF NEW JERSEY ADOPTING AN AMENDMENT TO THE
KINGS LANDING REDEVELOPMENT PLAN**

2022-16

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of an area in need of rehabilitation or redevelopment; and

WHEREAS, in order to stimulate redevelopment, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the "Township Committee"), upon review of the Preliminary Investigation Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board ("Planning Board") as set forth in Resolution 2014-20, designated Block 16, Lot 5Q; Block 18, Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, & 7; Block 22, Lots 2Q, 2.01, 4Q, & 4.01; Block 57, Lots 3Q, 3.02, 5Q, 8Q, 9Q, & 10Q; Block 58, Lot 1; Block 60, Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law ("Regional Center East Redevelopment Area"); and

WHEREAS, in order to stimulate further redevelopment, on April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee, upon review of the Preliminary Investigation Report Determination of Need for Regional Center West and the recommendations of the Planning Board as set forth in Resolution 2017-15, designated Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law ("Regional Center West Redevelopment Area"); and

WHEREAS, a single redevelopment plan was prepared by Maser Consulting, P.A. for both the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, entitled Kings Landing Redevelopment Plan, Route 322 Corridor, dated June 2017, which was adopted by the Township Committee on July 17, 2017 pursuant to Ordinance 2017-12 ("2017 Kings Landing Redevelopment Plan"); and

WHEREAS, on August 5, 2019, pursuant to Resolution R-2019-194, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board's recommendations as set forth in Resolution 2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 & 9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7

(part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area (“Expanded Regional Center Redevelopment Area”); and

WHEREAS, an amendment to the 2017 Kings Landing Redevelopment Plan was prepared by Maser Consulting, P.A., entitled “2019 Amendment to the Kings Landing Redevelopment Plan, Route 322 Corridor,” dated December 2019 (“2019 Kings Landing Redevelopment Plan”) to facilitate redevelopment of a combined area encompassing the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area and the Expanded Regional Center Redevelopment Area (collectively referred to as the “Redevelopment Area”), and was adopted on December 30, 2019 by way of Ordinance 2019-25; and

WHEREAS, in order to satisfy Woolwich Township’s affordable housing obligations, Fair Share Housing Center (“FSHC”) and the Township entered into a Settlement Agreement, dated December 27, 2018 (“Original Settlement Agreement”) setting forth compliance mechanisms and related obligations necessary to satisfy Woolwich Township’s Rehabilitation Obligation, Prior Round Obligations and Third Round Obligation; and

WHEREAS, on May 3, 2021, the Township entered into a Settlement Agreement (“Inclusionary Settlement Agreement”) with Woolwich Commons, LLC, Main Street at Woolwich, LLC, Woolwich Crossings, LLC, and Woolwich Residential, LLC, Fair Share Housing Development and Fair Share Housing Center (“FSHC”), as well as a separate First Amendment (“First Amendment”) to the Original Settlement Agreement between Woolwich Township and FSHC to adjust compliance mechanisms applicable to the Township’s Third Round Obligation (the Inclusionary Settlement Agreement and the First Amendment are collectively referred to as the “Mount Laurel Settlement Agreements”); and

WHEREAS, in order to comply with its obligations as set forth in the Mount Laurel Settlement Agreements, the Township prepared an amendment to the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan, entitled “Kings Landing at Woolwich Township, 2021 Amendment to Redevelopment Plan, dated September 20, 2021, (“2021 Kings Landing Redevelopment Plan”) which stated that it superseded and replaced both the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan and sets forth the Township’s goals, objectives and standards governing the redevelopment of the Redevelopment Area; and

WHEREAS, the Township Committee adopted the 2021 Kings Landing Redevelopment Plan on December 30, 2019, pursuant to Ordinance 2021-21; and

WHEREAS, on November 21, 2022, the Township Committee adopted Resolution R-2022-265, approving the recommendations of the Planning Board and designating Block 11, Lot 6.03 as a Non-Condemnation Redevelopment Area (collectively with the Redevelopment Area and Block 11, Lot 6.03 are referred to as the “Amended Redevelopment Area”); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, a governing body may adopt, revise or amend a redevelopment plan; and

WHEREAS, by way of Resolution R-2022-239, the Township Committee referred an amendment to the 2021 Redevelopment Plan, entitled "2022 Amendment to Redevelopment Plan," dated October 13, 2022 ("Amended Kings Landing Redevelopment Plan"), to the Planning Board, pursuant to N.J.S.A. 40A:12A-7, for review and a determination of the consistency with the Township of Woolwich Master Plan; and

WHEREAS, on November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Kings Landing Redevelopment Plan; and

WHEREAS, pursuant to the Township Committee's request, the Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Kings Landing Redevelopment Plan in a document entitled "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 ("Proposed 2022 Kings Landing Redevelopment Plan") and presented this plan to the Planning Board for consideration at the December 1, 2022 meeting; and

WHEREAS, on December 1, 2022, the Planning Board reviewed the Amended Kings Landing Redevelopment Plan and the Proposed 2022 Kings Landing Redevelopment Plan, and considered the testimony of the Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., and adopted Resolution #2022-36, recommending adoption of the Proposed 2022 Kings Landing Redevelopment Plan; and

WHEREAS, the Township Committee has reviewed the recommendation of the Planning Board and the Proposed 2022 Kings Landing Redevelopment Plan and has determined that it is in the best interest of the Township to adopt the Proposed 2022 Kings Landing Redevelopment Plan, attached hereto, in order to effectuate the redevelopment and rehabilitation of the Amended Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey that:

1. The above-mentioned recitals are incorporated herein as though fully set forth at length.
2. The amended redevelopment plan prepared by Joseph M. Petrongolo, L.L.A., R.L.A., P.P., entitled "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 ("2022 Kings Landing Redevelopment Plan"), and the findings contained therein is hereby adopted.
3. Portions of the zoning set forth in the 2022 Kings Landing Redevelopment Plan is an overlay zoning for which no zoning map amendment is necessary, and portions of the zoning set forth in the 2022 Kings Landing Redevelopment Plan supersedes the underlying zoning. The zoning map shall hereby be amended to reflect the properties for which the 2022 Kings Landing Redevelopment Plan supersedes the underlying zoning.

4. The Township Committee declares and determines that the 2022 Kings Landing Redevelopment Plan provides realistic opportunities for redevelopment of the Amended Redevelopment Area, and is otherwise in conformance with N.J.S.A. 40A:12A-1, et seq.
5. The Township Committee further declares and determines that 2022 Kings Landing Redevelopment Plan is consistent with and/or is designed to effectuate the Township of Woolwich Master Plan, as reexamined by the 2022 Master Plan Reexamination Report.
6. The Township Committee shall have, be entitled to, and is hereby vested all power and authority granted by the aforementioned statutory provision to effectuate the 2022 Kings Landing Redevelopment Plan.
7. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.
8. In the event any clause, section, or paragraph of this Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.
9. This Ordinance shall take effect after final adoption and publication according to law.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of December, 2022. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at which time any interested person(s) may be heard. Said meeting is to be conducted on the 19th day of December, 2022, at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on the same, at a meeting of the Township Committee on the 19th day of December, 2022 and therefore becomes effective.

Jane DiBella, Clerk

RESOLUTION 2022-36
OF THE JOINT LAND USE BOARD OF THE TOWNSHIP OF WOOLWICH
RECOMMENDING ADOPTION OF A PROPOSED AMENDED REDEVELOPMENT
PLAN FOR KINGS LANDING REDEVELOPMENT AREA

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., as amended and supplemented (the "Redevelopment Law"), provides a process for municipalities to participate in the redevelopment and improvement of an area in need of rehabilitation or redevelopment; and

WHEREAS, in order to stimulate redevelopment, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the "Township Committee"), upon review of the Preliminary Investigation Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board ("Planning Board") as set forth in Resolution 2014-20, designated Block 16, Lot 5Q; Block 18, Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, & 7; Block 22, Lots 2Q, 2.01, 4Q, & 4.01; Block 57, Lots 3Q, 3.02, 5Q, 8Q, 9Q, & 10Q; Block 58, Lot 1; Block 60, Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law ("Regional Center East Redevelopment Area"); and

WHEREAS, in order to stimulate further redevelopment, on April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee, upon review of the Preliminary Investigation Report Determination of Need for Regional Center West and the recommendations of the Planning Board as set forth in Resolution 2017-15, designated Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law ("Regional Center West Redevelopment Area"); and

WHEREAS, a single redevelopment plan was prepared by Maser Consulting, P.A. for both the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, entitled Kings Landing Redevelopment Plan, Route 322 Corridor, dated June 2017, which was adopted by the Township Committee on July 17, 2017 pursuant to Ordinance 2017-12 ("2017 Kings Landing Redevelopment Plan"); and

WHEREAS, on August 5, 2019, pursuant to Resolution R-2019-194, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board's recommendations as set forth in Resolution 2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 &

9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area ("Expanded Regional Center Redevelopment Area"); and

WHEREAS, an amendment to the 2017 Kings Landing Redevelopment Plan was prepared by Maser Consulting, P.A., entitled "2019 Amendment to the Kings Landing Redevelopment Plan, Route 322 Corridor," dated December 2019 ("2019 Kings Landing Redevelopment Plan") to facilitate redevelopment of a combined area encompassing the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area and the Expanded Regional Center Redevelopment Area (collectively referred to as the "Redevelopment Area"), and was adopted on December 30, 2019 by way of Ordinance 2019-25; and

WHEREAS, in order to satisfy Woolwich Township's affordable housing obligations, Fair Share Housing Center ("FSHC") and the Township entered into a Settlement Agreement, dated December 27, 2018 ("Original Settlement Agreement") setting forth compliance mechanisms and related obligations necessary to satisfy Woolwich Township's Rehabilitation Obligation, Prior Round Obligations and Third Round Obligation; and

WHEREAS, on May 3, 2021, the Township entered into a Settlement Agreement ("Inclusionary Settlement Agreement") with Woolwich Commons, LLC, Main Street at Woolwich, LLC, Woolwich Crossings, LLC, and Woolwich Residential, LLC, Fair Share Housing Development and Fair Share Housing Center ("FSHC"), as well as a separate First Amendment ("First Amendment") to the Original Settlement Agreement between Woolwich Township and FSHC to adjust compliance mechanisms applicable to the Township's Third Round Obligation (the Inclusionary Settlement Agreement and the First Amendment are collectively referred to as the "Mount Laurel Settlement Agreements"); and

WHEREAS, in order to comply with its obligations as set forth in the Mount Laurel Settlement Agreements, the Township prepared an amendment to the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan, entitled "Kings Landing at Woolwich Township, 2021 Amendment to Redevelopment Plan, dated September 20, 2021, ("2021 Kings Landing Redevelopment Plan") which stated that it superseded and replaced both the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan and sets forth the Township's goals, objectives and standards governing the redevelopment of the Redevelopment Area; and

WHEREAS, the Township Committee adopted the 2021 Kings Landing Redevelopment Plan on December 30, 2019, pursuant to Ordinance 2021-21 (the "Redevelopment Plan"); and

WHEREAS, by way of Resolution R-2022-238, adopted on October 17, 2022, the Township Committee directed the Planning Board to investigate whether Block 11, Lot 6.03 qualified as a Non-Condensation Redevelopment Area; and

WHEREAS, on November 17, 2022, the Planning Board conducted a public hearing on the preliminary investigation of Block 11, Lot 6.03 and recommended that it be designated as a Non-Condensation Redevelopment Area; and

WHEREAS, on November 21, 2022, the Township Committee adopted Resolution R-2022-265, approving the recommendations of the Planning Board and designating Block 11, Lot 6.03 as a Non-Condensation Redevelopment Area (collectively with the Redevelopment Area and Block 11, Lot 6.03 are referred to as the "Amended Redevelopment Area"); and

WHEREAS, pursuant to N.J.S.A. 40A:12A-7, and by resolution, the governing body referred a redevelopment plan or an amendment to a redevelopment plan to the municipal planning board for its review, comment and determination of consistency with the Township Master Plan; and

WHEREAS, by way of Resolution R-2022-239, the Township Committee referred an amendment to the Kings Landing Redevelopment Plan, entitled "2022 Amendment to Redevelopment Plan," dated October 13, 2022 ("Amended Redevelopment Plan"), to the Planning Board, pursuant to N.J.S.A. 40A:12A-7, for review and a determination of the consistency with the Township of Woolwich Master Plan; and

WHEREAS, on November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Redevelopment Plan; and

WHEREAS, pursuant to the Township Committee's request, the Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Redevelopment Plan in a document entitled "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 ("Proposed Redevelopment Plan") and presented this plan to the Planning Board for consideration at the December 1, 2022 meeting; and

WHEREAS, on December 1, 2022, the Planning Board reviewed the Amended Redevelopment Plan and the Proposed Redevelopment Plan, and considered the testimony of the Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., in accordance with the provisions of N.J.S.A. 40A:12A-1, et seq.

NOW, THEREFORE, the Joint Land Use Board of the Township of Woolwich makes the following findings of fact and conclusions of law:

1. In order to stimulate development, redevelopment, and rehabilitation, on October 20, 2014, pursuant to Resolution R-2014-217, the Mayor and Committee of Woolwich Township (the "Township Committee"), upon review of the Preliminary Investigation

Report for Determination of Need for Regional Center East and the recommendations of the Joint Land Use Board ("Planning Board") as set forth in Resolution 2014-20, designated Block 16, Lot 5Q; Block 18, Lots 2, 3.02, 4Q, 4.01, 4.02, 5, 5.01, 6Q, 6.01, & 7; Block 22, Lots 2Q, 2.01, 4Q, & 4.01; Block 57, Lots 3Q, 3.02, 5Q, 8Q, 9Q, & 10Q; Block 58, Lot 1; Block 60, Lots 1Q, 2Q, 5.01, 5.02, 6, 6.01, 6.02, 7, 7.01, 7.02, 7.08 & 8; and Block 61, Lots 1Q, 2Q, 3, 4, 4.01, 5, 6Q, 6.01, 7Q & 9 on the official tax maps of Woolwich Township as a non-condemnation redevelopment area in accordance with the Redevelopment Law ("Regional Center East Redevelopment Area"); and

2. On April 17, 2017, pursuant to Resolution R-2017-120, the Township Committee designated additional properties within the Township identified on the Official Tax Map of the Township as Block 6, Lots 5 & 6; Block 7, Lots 4, 4.01, 4.02, 5 & 5.01; Block 8, Lots 1 & 2; Block 9, Lots 1, 2, 3, 4, 5, 5.01 & 6; Block 10, Lots 2, 3, 4, 5.01, 6, 6.01 & 7; Block 11, Lots 6, 6.01, 6.02, 6.04, 7, 9, 10, 11, 11.01, 12, 12.01, 12.02, 13, 14, 15, 16 & 29; Block 12, Lots 1, 2, 2.01, 3, 3.01, 3.02 & 4.01; Block 14, Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06, 1.07, 1.08, 1.09, 1.10, 1.11, 1.12, 1.13, 3, 3.01, 3.02, 14, 15, 15.01, 16 & 17; Block 15, Lot 2, 3, 3.01 & 3.02; Block 57, Lots 1, 2, 2.01 & 3.01 as a non-condemnation redevelopment area (the "Regional Center West Redevelopment Area"), pursuant to the criteria set forth in the Redevelopment Law.
3. Pursuant to Resolution R-2019-194 adopted on August 5, 2019, the Township Committee, upon review of the Preliminary Investigation Determination of Need Report, dated July 2019, and the Planning Board's recommendations as set forth in Resolution R-2019-194, designated Block 10, Lots 5, 5.02 & 5.03; Block 11, Lots 17, 18, 19, 20 & 21; Block 12 Lots 5 & 9; Block 14, Lots 5.01 & 5.02; Block 16, Lots 1, 2, 3, 4, & 4.01; Block 59, Lots 6, 6.01, 6.02, 7 (part of), 8 & 10; and Block 62, Lots 2 & 3 as a non-condemnation redevelopment area ("Expanded Regional Center Redevelopment Area"); and
4. By way of Resolution R-2022-265, adopted on November 21, 2022, the Township Committee formally designated Block 11, Lot 6.03 as a non-condemnation redevelopment (collectively, the Regional Center East Redevelopment Area, the Regional Center West Redevelopment Area, the Expanded Regional Center Redevelopment Area and Block 11, Lot 6.03 are referred to as the "Redevelopment Area").
5. Previously, the Township Committee adopted a redevelopment plan entitled "Kings Landing Redevelopment Plan" which sets forth inter alia, the plans for the rehabilitation and redevelopment of the Regional Center East Redevelopment Area and the Regional Center West Redevelopment Area, by way of Ordinance 2017-12, adopted on July 17, 2017, which was subsequently amended by Ordinance 2019-25 to include plans for the rehabilitation and redevelopment of the Expanded Regional Center Redevelopment

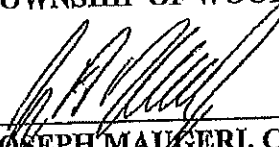
Area, and was also subsequently amended by Ordinance 2021-15 and Ordinance 2021-21 (collectively as amended, the "Kings Landing Redevelopment Plan").

6. By way of Resolution R-2022-239, the Township Committee referred an amendment to the Kings Landing Redevelopment Plan, entitled "2022 Amendment to Redevelopment Plan," dated October 13, 2022 ("Amended Redevelopment Plan"), to the Planning Board, pursuant to N.J.S.A. 40A:12A-7, for review and a determination of the consistency with the Township of Woolwich Master Plan.
7. On November 21, 2022, the Township Committee passed by Motion a request that the Planning Board prepare additional amendments to the Amended Redevelopment Plan.
8. The Planning Board's Planner, Joseph M. Petrongolo, L.L.A., R.L.A., P.P., prepared amendments to the Amended Redevelopment Plan in a document entitled "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 ("Proposed Redevelopment Plan").
9. Pursuant to a resolution adopted by the Township Committee, at a meeting held on December 1, 2022, the Planning Board considered the Amended Redevelopment Plan and also considered the Proposed Redevelopment Plan at the December 1, 2022 meeting.
10. The Planning Board determined that the Amended Redevelopment Plan was consistent with the Township Master Plan for the reasons set forth in the Amended Redevelopment Plan and based on the planning testimony of Joseph M. Petrongolo, L.L.A., R.L.A., P.P.
11. The Planning Board determined that the adoption of the Proposed Redevelopment Plan, instead of the Amended Redevelopment Plan will further the Township's efforts to rehabilitate, redevelop and revitalize the Township.
12. The Planning Board hereby recommends adoption of the Proposed Redevelopment Plan and directs that the Proposed Redevelopment Plan be transmitted to Township Committee for consideration.
13. The Planning Board determined that it is in the best interest of the Township to adopt this Resolution as its official report to the Township Committee as required by N.J.S.A. 40A:12A-7(e).

NOW THEREFORE, BE IT RESOLVED that the Joint Land Use Board of the Township of Woolwich hereby recommends to the Committee of the Township of Woolwich, the adoption of the "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," revised November 2022 pursuant to N.J.S.A. 40A:12A-1, *et seq.* and directs that said plan be transferred to the Committee of the Township of Woolwich for its consideration.

NOW THEREFORE, BE IT FURTHER RESOLVED that a copy of this Resolution be submitted to the Committee of the Township of Woolwich in accordance with the provisions of N.J.S.A. 40A:12A-1 et seq.

JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 1st day of December 2022; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on 1st day of December 2022, by a vote 8 to approve 0 to oppose and 0 to abstain.



SHANNON KILPATRICK, Secretary

In favor of the Resolution: *Barbagallo, Brasso, Frederick, Juliano, Morris, Rushon, Lock, Maugeri*

Opposed to the Resolution:

Abstained:

**RESOLUTION AUTHORIZING STREET OPENING PERMIT(S) TO SOUTH JERSEY
GAS-5 VICTORIA DRIVE AND 88 OLIPHANTS MILL
R-2022-280**

WHEREAS, a Street Opening Permit application has been filed by South Jersey Gas Company for a street opening permit to install gas service at 5 Victoria Drive and 88 Oliphants Mill Road; and

WHEREAS, the Township Engineer has reviewed the application and accompanying documentation and has issued a response as attached hereto which authorizes the issuance of said permit with certain conditions; and

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That the Woolwich Township Committee hereby authorizes the issuance of a street opening permit to South Jersey Gas Company, per said application filed and in accordance with the Engineer's comments for the installation of gas service at **5 Victoria Drive and 88 Oliphants Mill Road** subject to the following conditions:
 - Applicant shall provide 48 hour notice to the Township Engineer.
 - All asphalt paving openings must be restored with the following specifications:
 - Two inch (2") thick. Hot Mixed Asphalt (HMA) 9.5M64, which replaces the Marshall mix design, top course. All top course paving must be completed 48 hours after installing stabilized base paving.
 - Six inch (6") thick HMA 19M64 stabilized base course.
 - 20:1 sand/cement subbase.
 - Provide tack coat on all surfaces before paving.
 - All non-asphalt pavement restorations (ie: lawns, etc.) shall be completed within 30 days as weather allows. All lawns should be restored with sod. The Township Engineer shall approve all other restorations.
 - Inspection escrow must be posted with the Township prior to the start of construction.
 - The applicant shall provide all outside agency approvals, as required.
 - Contractor will notify all residents along proposed pipeline path prior to construction start. Along with this notification, homeowners will be asked to notify the contractor of any items of concern that relate to their property (underground private structures (such as sprinklers), property markers, septic and wells etc. along with landscaped areas).
 - Contractors shall attempt to meet with residents during the construction project to address concerns they might have.
 - Contractor will videotape area where pipeline is to be installed prior to construction start for documentation purposes.
 - Proposed pipeline will be installed by a combination of bore, plow and open-cut methods. Bore and plow are the preferred means of construction, but when open

cutting of trenches occurs during construction project, the contractor will make every effort to keep disturbance to a minimum.

- Contractor will restore all areas disturbed to same conditions and all non-vegetated areas must be re-seeded.
- South Jersey Gas contractor must use the bore method of installation at all Township roads and paved driveways unless approved by the Township Engineer.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING RENEWAL OF A LEASE AGREEMENT
FOR FARMING PURPOSES ON MUNICIPALLY OWNED LANDS KNOWN AS BLOCK 28.01, LOT 1, BLOCK 3,
LOT 6, BLOCK 5, LOT 4 AND BLOCK 5, LOT 3 TO GARY STECHER IN THE TOTAL AMOUNT OF \$3,250.00
FOR THE YEAR 2022
R-2022-281**

WHEREAS, N.J.S.A. 40A:12-14 allows for the lease of county or municipal real property; and

WHEREAS, the Township of Woolwich is the owner of property located within the Township of Woolwich on Block 28.01, Lot 1, Block 5, Lot 3, Block 5, Lot 4 and Block 3, Lot 6 on the official Tax Map of Woolwich Township; and

WHEREAS, the Township of Woolwich has bid said leases for farming purposes at which time one (1) bid was received from Gary W. Stecher in the amount of \$50.00 per tillable (\$3,250.00 total) acres;

| | | |
|-------------------|-------------------|------------|
| Block 28.01 Lot 1 | 13 tillable acres | \$ 650.00 |
| Block 5, Lot 3 | 15 tillable acres | \$ 750.00 |
| Block 3, Lot 6 | 17 tillable acres | \$ 850.00 |
| Block 5, Lot 4 | 20 tillable acres | \$1,000.00 |
| Total | 45 tillable acres | \$3,250.00 |

WHEREAS, the Township of Woolwich entered into a Lease Agreement with Gary Stecher for the year 2021 and thereafter renewed said lease for the year 2022; and

WHEREAS, the Lease Agreement states that the lease for year 2021 may be extended for three (3) additional years at the sole discretion of the Township of Woolwich; and

WHEREAS, the provisions of N.J.S.A. 40A:12-14(a) are being met;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows; That the Woolwich Township Committee hereby authorizes the renewal of the Lease Agreement between the Township of Woolwich and Gary Stecher (G & G Stecher) for the lease of Block 3, Lot 6, Block 5, Lot 3, Block 5, Lot 4 and Block 28.01 Lot 1 for farming purposes in the year 2023 in accordance with the terms and conditions of said Lease Agreement.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING HIRING PER DIEM EMPLOYEE TO CONDUCT
SNOW REMOVAL
R-2022-282**

WHEREAS, the Township of Woolwich is in need of temporary employees to work on an as-needed basis in the event of snow fall during the 2022-23 season, in an effort to protect the health, safety and welfare of its citizenry; and

WHEREAS, the Township of Woolwich advertised for such position(s) and received applications in accordance with policy; and

WHEREAS, funds towards such are available and will further be made available within the 2023 Municipal Budget of the Township of Woolwich; and

WHEREAS, it is the intent of this Resolution to authorize the below named individual at per diem rate of pay in accordance with the Woolwich Township Salary Ordinance (\$26/hr.) on an as needed basis;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows;

1. That the following individual is hereby authorized as a per-diem employee to assist the Township in snow removal activities during the 2022-23 season:

Joseph S. Slusar

2. That the rate of pay for such shall be set in accordance with the range set within the Woolwich Township Salary Ordinance (\$26/hr.) and as may be amended in 2023.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION TO CANCEL OUTSTANDING CHECKS DRAWN ON
ACCOUNTS OF THE TOWNSHIP OF WOOLWICH
R-2022-283**

WHEREAS, the attached list of checks drawn on accounts of the Township of Woolwich remain outstanding and are now stale dated;

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Woolwich that the attached listing of outstanding checks issued from accounts of the Township be cancelled.

| Account | Date | Check # | Amount | Payee |
|----------------------|------------|---------|-----------|-----------------------------|
| General Disbursement | 10/16/2019 | 34985 | 2.00 | NJ Motor Vehicle Commission |
| General Disbursement | 10/16/2019 | 34987 | 2.00 | NJ Motor Vehicle Commission |
| General Disbursement | 10/16/2019 | 34988 | 2.00 | NJ Motor Vehicle Commission |
| General Disbursement | 05/17/2021 | 37714 | 30.00 | Constance Brooks |
| General Disbursement | 7/19/2021 | 38023 | 25.00 | Suzan Toone |
| General Disbursement | 12/6/2021 | 38581 | 6,053.22 | GCIA |
| General Disbursement | 12/6/2021 | 38598 | 12.00 | NJ Div of ABC |
| General Disbursement | 2/7/2022 | 38873 | 200.00 | Edward O'Neil |
| General Disbursement | 2/7/2022 | 38898 | 2,131.60 | Verizon Wireless |
| General Disbursement | 2/7/2022 | 38899 | 78.60 | Verizon Communications |
| General Disbursement | 3/7/2022 | 39019 | 56.95 | AT&T |
| General Disbursement | 3/7/2022 | 39042 | 77.96 | Williams NAPA Auto Parts |
| General Disbursement | 3/21/2022 | 39078 | 25,396.00 | Assured Partners of NJ LLC |

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**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**

R-2022-284

WHEREAS, the provisions of N.J.S.A. 40A:4-58, permit the transfer of appropriations during the last two months of a fiscal year and

WHEREAS, from time to time it becomes necessary to transfer funds for various reasons in order to operate the Township on a sound financial basis

NOW THEREFORE BE IT RESOLVED, that the Township Governing Body agrees to said transfer of budget appropriations below:

| Department | Account Number | To | From |
|----------------------------|-----------------|--------------------|--------------------|
| Finance S&W | 2-01-20-130-011 | | \$ 3,972.33 |
| Clerk-S&W | 2-01-20-120-011 | \$ 3,972.33 | |
| Administrator-Misc | 2-01-20-100-299 | | \$30,000.00 |
| Medical Surgical Insurance | 2-01-23-220-000 | | \$11,500.00 |
| Electricity | 2-01-31-430-000 | \$16,000.00 | |
| Street Lighting | 2-01-31-435-000 | \$ 7,000.00 | |
| Engineering | 2-01-20-165-299 | \$ 3,500.00 | |
| Other Professional | 2-01-20-155-028 | \$15,000.00 | |
| Total | | \$45,472.33 | \$45,475.33 |

This resolution will become effective immediately.

Adopted at a meeting of the Township of Woolwich Committee held on December 19, 2022.

Craig Frederick, Mayor

Attest:

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING AND REQUESTING THE JOINT LAND USE BOARD
TO UNDERTAKE ASSEMBLE DATA AND ADVISE THE TOWNSHIP COMMITTEE
AS TO POTENTIAL AREAS FOR REHABILITATION**

R-2022-285

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.* (the "Redevelopment Law") and more particularly, N.J.S.A. 40A:12A-4(a)(4) authorizes the governing body of any municipality, to determine whether an area qualifies as an area in need of redevelopment; and

WHEREAS, the Committee of the Township of Woolwich (the "Township Committee") has designated several areas within the Township of Woolwich as redevelopment areas pursuant to various Resolutions; and

WHEREAS, the Township Committee subsequently adopted various redevelopment plans for those redevelopment areas, including: (1) Ordinance 2017-12, Ordinance 2019-25, Ordinance 2021-15 and Ordinance 2021-21 adopting and amending the Kings Landing Redevelopment Plan; (2) Ordinance 2017-02 and Ordinance 2021-23 adopting and amending the Nike Missile Base Redevelopment Plan; (3) Ordinance 2017-02 adopting the PMC Redevelopment Plan; and (4) Ordinance 2018-16 and Ordinance 2020-09 adopting and amending the Weatherby Town Center Redevelopment Plan; and

WHEREAS, N.J.S.A. 40A:12A-8(k) authorizes a municipality to request that the planning board recommend particular areas to be declared in need of rehabilitation and N.J.S.A. 40A:12A-8(n) authorizes a municipality to do all things necessary or convenient to carry out its power; and

WHEREAS, N.J.S.A. 40A:12A-14, the Township Committee is authorized to delineate areas in need of rehabilitation if those areas meet the criteria set forth in N.J.S.A. 40A:12A-12; and

WHEREAS, pursuant to N.J.S.A. 40:55D-25(b)(2), a planning board is authorized to assemble data on a continuous basis as part of a continuous planning process; and

WHEREAS, pursuant to N.J.S.A. 40:55D-25(b)(3), a planning board is authorized to perform such advisory duties as are assigned to it by resolution of the municipal governing body to aid and assist the governing body; and

WHEREAS, the Township Committee believes that there are several areas within the Township of Woolwich which would benefit from a program of rehabilitation to promote the overall development of Woolwich Township, including the potential to grant five-year tax exemptions in designated rehabilitation areas for improvements made to existing residential homes and existing commercial or industrial structures; and

WHEREAS, the Township Committee is desirous of having the Woolwich Township Joint Land Use Board ("JLUB"), as the Township planning board, assemble data and make

recommendations as to such other areas within the Township of Woolwich that might qualify as an area in need of rehabilitation pursuant to the criteria set forth in N.J.S.A. 40A:12A-14, and to prepare and deliver a report to the Township Committee regarding the same.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey that:

1. The aforementioned recitals are incorporated herein as if set forth at length.
2. The Township Committee hereby authorizes and directs that the Woolwich Township Joint Land Use Board ("JLUB"), as the Township planning board, to assemble data and make recommendations as to such other areas within the Township of Woolwich that might qualify as an area in need of rehabilitation pursuant to the criteria set forth in N.J.S.A. 40A:12A-14, and to prepare and deliver a report to the Township Committee regarding the same.
3. This Resolution shall take effect immediately upon adoption.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting conducted on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE RELEASE OF CASH BOND POSTED FOR SOIL REMOVAL FROM
PROJECT LOCATED AT 201 OAK GROVE ROAD
R-2022-286**

WHEREAS, the Township of Woolwich holds A Cash Bond in the amount of \$117,000 posted by DPIF3 NJ8 2057 Woolwich Urban Renewal, LLC for soil removal from the project property located at 201 Oak Grove Road (Block 12, Lot 3); and

WHEREAS, a request was received by the developer for the release of said Cash Bond; and

WHEREAS, the Woolwich Township Engineer has recommendation that said Cash Bond be released; and

WHEREAS, the Township of Woolwich finds no objection to the release of said Cash Bond; and

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That the Woolwich Township CFO be and is hereby authorized to return the cash bond posted by DPIF3 NJ8 2057 Woolwich Urban Renewal, LLC in the amount of \$117,000.00 for soil removal on Block 12, Lot 32 to the applicant.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

RESOLUTION AUTHORIZING THE TAX COLLECTOR TO TRANSFER OR REFUND OVERPAYMENT OF TAXES

R-2022-287

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, and State of New Jersey, that it hereby authorizes the Woolwich Tax Collector to process the following refund/cancel/transfer as noted:

| | | | |
|-------------|----------------|------------------------------------|--|
| Block 3.26 | Lot 12 | Corelogic - TDV | \$ 3,462.70 refund 1 ST QTR. 2023 |
| Block 1 | Lot 4 | Leone, Joseph A | 194.14 refund |
| Block 2 | Lot 2 Qfarm | Weatherby Four Seasons | 388.28 refund |
| Block 3.10 | Lot 13 | Marroni, John | 6.63 transfer to 2023 |
| Block 3.18 | Lot 13 | O'Neill, David & Allison | 7.37 transfer to 2023 |
| Block 7 | Lot 4.03 Qfarm | Locke Partners LLC | 51.54 refund |
| Block 12.01 | Lot 23 | Johnson, Christina | \$2,293.05 transfer to 2023 |
| Block 27.01 | Lot 3 | Taylor, Jeremiah | 198.41 transfer to 2023 |
| Block 28 | Lot 6.01 Qfarm | Summit Ventures LLC | 349.89 transfer to 2023 |
| Block 28.02 | Lot 10 | Auburn Center Square | 345.32 refund |
| Block 28.14 | Lot 3 | Fournier, Eileen & Todd | 20.00 transfer to 2023 |
| Block 28.44 | Lot 9 | DeFinlizzio Christopher & Kimberly | 446.05 transfer to 2023 |
| Block 24.45 | Lot 4 | Enright, Jacqueline | 85.11 transfer to 2023 |
| Block 28.46 | LOT 8 | Jacobs, Bolatito & Solomon | \$8,046.81 transfer to 2023 |
| Block 28.51 | Lot 6 | Pennymac/corelogic | \$5,346.80 refund |
| Block 44 | Lot 9.22 | Wells Fargo | \$4,200.00 refund |
| Block 54 | Lot 7.13 | Roustopoulos, Theodoros | 9.90 transfer to 2023 |
| Block 54 | Lot 13.08 | Roustopoulos, Theodors | \$3,329.33 transfer to 2023 |
| Block 3.28 | Lot 5 | Corelogic - Tax Board Judgment | 912.46 refund |

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST:

Jane DiBella, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of Woolwich, at a meeting held on the 19th day of December 2022.

Jane DiBella, Clerk

**RESOLUTION ADOPTING RULES AND REGULATIONS FOR THE WOOLWICH TOWNSHIP POLICE
DEPARTMENT**

R-2022-288

WHEREAS, the Township of Woolwich maintains and periodically updates Rules and Regulations for the Woolwich Township Police Department; and

WHEREAS, the Township Committee finds that it is in the best interest of the Township to generate a fully updated version of the Rules and Regulations for the Woolwich Township Police Department; and

WHEREAS, to formalize the distribution and receipt of the fully revised Rules and Regulations, the Township Committee has decided to require each employee to execute an Acknowledgement of Receipt of the new Rules and Regulations;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich as follows:

1. That the Rules and Regulations for the Police Department, as attached hereto as Exhibit A, is hereby adopted and shall supersede and replace any and all versions that came before it, including Ordinances and Resolutions previously passed resulting in new Rules and Regulations.
2. The Township Administrator shall distribute a complete copy of the Rules and Regulations to each Township Police employee and shall require each such employee to sign and date the acknowledgement form.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING REDUCTION NO. 1 OF LETTER
OF CREDIT #21-14 POSTED ON THE BEHALF OF VILLAGES I, SECTION 4.6
R-2022-289**

WHEREAS, the Township of Woolwich holds Letter of Credit # 21-14 posted on the behalf of Weatherby Courts LLC for Villages I, Section 4.6; and

WHEREAS, said Letter of Credit is in the total amount of \$259,463.09; and

WHEREAS, a request has been received from the developer as to the reduction of the bonded amount; and

WHEREAS, Alaimo Group Engineers has conducted an inspection of the improvements in response to such request, and issued a letter dated December 13, 2022 in which recommendation has been made to authorize such reduction;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that the performance bond noted below, be and is hereby authorized for reduction to the recommended balance reflected:

| LOC # | Current Amount | Reduced To |
|--------|----------------|-------------|
| #21-14 | \$259,463.09 | \$88,705.37 |

BE IT FURTHER RESOLVED that the reduced amount represents progress to date and does not release the developer from any punch list or contract requirements for the improvements installed to date; and

BE IT FURTHER RESOLVED that the Woolwich Township Clerk is authorized and directed to remit a certified copy of this resolution to such developer, and to require submission of a rider in the reduced amount, to be attached to the original Performance Bond.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING REDUCTION NO. 1 OF LETTER
OF CREDIT #21-15 POSTED ON THE BEHALF OF VILLAGES I, SECTION 4.7
R-2022-290**

WHEREAS, the Township of Woolwich holds Letter of Credit # 21-15 posted on the behalf of Weatherby Courts LLC for Villages I, Section 4.7; and

WHEREAS, said Letter of Credit is in the total amount of \$493,981.89; and

WHEREAS, a request has been received from the developer as to the reduction of the bonded amount; and

WHEREAS, Alalmo Group Engineers has conducted an inspection of the improvements in response to such request, and issued a letter dated December 13, 2022 in which recommendation has been made to authorize such reduction;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that the performance bond noted below, be and is hereby authorized for reduction to the recommended balance reflected:

| LOC # | Current Amount | Reduced To |
|--------|----------------|--------------|
| #21-15 | \$493,981.89 | \$178,785.99 |

BE IT FURTHER RESOLVED that the reduced amount represents progress to date and does not release the developer from any punch list or contract requirements for the improvements installed to date; and

BE IT FURTHER RESOLVED that the Woolwich Township Clerk is authorized and directed to remit a certified copy of this resolution to such developer, and to require submission of a rider in the reduced amount, to be attached to the original Performance Bond.

Adopted this 19th day of December, 2022

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 19th day of December, 2022.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF WOOLWICH
PERSONNEL/POLICE MATTERS; CONTRACTUAL MATTERS/JULY
HOLDINGS; POTENTIAL LITIGATION/OLDMANS CREEK HOLDINGS
R-2022-291**

WHEREAS, the Township Committee of the Township of Woolwich is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Woolwich Township Committee to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that:

1. The Woolwich Township Committee shall hold a closed meeting from which the public shall be excluded on **December 19, 2022**
2. The general nature of the subject to be discussed at said closed meeting shall be;

Personnel: Police Matters
Potential Litigation: Oldmans Creek Holdings
Contractual Matters: July Holdings

The minutes of said closed meeting shall be available for disclosure to the public consistent with N.J.S.A. 10:4-13, when the items which are the subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

Adopted on the 19th day of December, 2022

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Clerk

Craig Frederick, Mayor