

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
FEBRUARY 21, 2023**

Call to order:

The February 21, 2023 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:

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:

2023-03 Ordinance of the Township of Woolwich Amending the Zoning on Block 28, Lots 2, 3 and 4 from LIO to 5A Residential in Accordance With the 2022 Master Plan Re-Examination
Second Reading/Public Hearing

2023-04 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14)
Second Reading/Public Hearing

2023-05 Ordinance of the Township of Woolwich Amending Chapter 203, Section 137 Entitled "Corridor Commercial District" in Accordance with the 2022 Master Plan Re-Examination
Second Reading/Public Hearing

2023-06 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

2023-07 Ordinance of the Township of Woolwich Amending Chapter 203, Section 5 Entitled "Definitions and Word Usage" in Accordance with the 2022 Master Plan Re-Examination
Second Reading/Public Hearing

2023-08 Ordinance of the Township of Woolwich Amending Chapter 203, Section 35, Entitled "Zoning Map" in Accordance with the 2022 Master Plan Reexamination Second Reading/Public Hearing

2023-09 An Ordinance Approving the Application and Financial Agreement for a Long Term Tax Exemption with CP Woolwich Urban Renewal, LLC for Block 28, Lot 7 on the Official Tax Map of the Township of Woolwich Second Reading/Public Hearing

Resolutions:

R-2023-60 Resolution Authorizing Award of 2023 Professional Services Contract to National Restoration Facility Services--Fire Restoration Services

R-2023-61 Resolution Authorizing Award of 2023 Professional Services Contract to Triad Associates-COAH Administrative Agent

R-2023-62 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2023-63 Resolution of the Township of Woolwich Authorizing the Disposal of Certain Vehicles and removal from Vehicle Fleet

R-2023-64 Resolution of the Township of Woolwich Denying Grievance, Step 2, as to General Order GO-2022-01

R-2023-65 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-2023-66 Resolution of the Township of Woolwich Authorizing an Agreement Between the Township of Woolwich and the Swedesboro-Woolwich School District Regarding Donation from PILOT Payments for South Point at Weatherby Development

R-2023-67 Resolution of the Township of Woolwich Authorizing an Agreement Between the Township of Woolwich and the Kingsway Regional School District Regarding Donation from PILOT Payments for South Point at Weatherby Development

R-2023-68 Resolution Authorizing Hiring of Electrical Inspector/Subcode Official within the Woolwich Township UCC Office

R-2023-69 Resolution Requesting an Additional Six Month Extension of Time for Award of a Construction Contract for the NJDOT FY2021 Municipal Aid Grant Funded Project- Swedesboro Avenue

R-2023-70 Resolution of the Township of Woolwich Amending the Personnel Policy to Increase Annual Sick Time to Ten Days

R-2023-71 Resolution Making an Appointment to the Woolwich Township Open Space/Farmland Preservation Committee

Reports-Month of December:

- Tax Collector: \$7,425,824.76 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; Special Projects

Committeewoman Minhas: Municipal Alliance; Recreation

Committeeman Nocentino: Municipal Services; Env. Commission; Social Media/IT

Deputy Mayor Callahan: Educational Partners (SWSD/KRSD); Resident Communications; Park Utilization

Mayor Frederick: Administration; Public Safety

Old Business:

New Business:

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.

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Approval of Minutes: January 17, 2023 and Executive Session
February 6, 2023 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.

SUMMARY OF ORDINANCES

In October 2022, the Township completed a reexamination of its Master Plan, which resulted in the adoption of the 2022 Master Plan Reexamination Report and Amendment. On page 14 of the Reexamination Report, it notes that one of the goals of the 2003 Master Plan is to limit expansion of office and light industrial uses to areas with good access to I-295 and the Turnpike. It further notes that the Township has been experiencing increased pressure for warehouse and logistical distribution use and recommends continued evaluation to determine appropriate locations for such uses. Additionally, page 51 of the Reexamination Report recommends rezoning Block 28, Lots 2, 3, and 4 within the Light Industrial Office (LIO) to avoid conflicts with nearby school and residential uses. In September 2022, the New Jersey State Planning Commission, Office of Planning and Advocacy, adopted guidelines regarding the siting of warehousing and distribution facilities, and recommended proactive, rather than reactive planning of such uses to avoid the potential for long-term negative impacts from such uses. It further warned that simply lumping warehousing and industrial uses together within zoning ordinances is no longer appropriate because they have become separate use categories. The Township is now proposing several ordinances designed to implement the recommendations from the 2022 Master Plan Reexamination Report.

1. **Ordinance 2023-03.** This Ordinance rezones Block 28, Lots 2, 3, and 4 from Light Industrial Office (LIO) to 5A residential zoning. Uses permitted under the 5A residential zoning include single-family detached dwellings, farmhouses and farm buildings, agriculture/horticulture uses, group homes, and public/nonprofit recreational facilities, as well as home occupations, horse farms, livestock/fowl farms and breweries, distilleries and wineries as conditional uses.
2. **Ordinance 2023-05.** This Ordinance eliminates warehouse/distribution facility uses from the Corridor Commercial (CC) zone. The CC zone runs through the majority of the area along Route 322, but not all of those areas are appropriate for warehouses and distribution facilities. Therefore, warehouses and distribution facilities uses have been removed from the CC zone.
3. **Ordinance 2023-06.** This Ordinance amends the Kings Landing Redevelopment Plan. It makes the following changes:
 - Rezones several properties within the area to be included in the Corridor Commercial (CC) zone in order to encourage commercial/retail along Route 322.
 - Amends the Mixed Use Development (MUD) zone to clarify that commercial uses are permitted as a stand-alone use without residential uses.

- Rezones a few properties within the area to the Commercial Development (CD) zone.
 - Amends the Commercial Development (CD) zone to require a redevelopment agreement with the Township in order to utilize any use other than those permitted in the Corridor Commercial zone. Uses such as warehouse, order fulfillment centers, last mile activity uses, and cannabis establishments now require a redevelopment agreement prior to obtaining land use approval so that the Township can address certain site specific issues through the redevelopment process. The properties subject to the Mount Laurel Settlement, specifically Block 60, Lots 1 (part 1) and 2 and Block 61, Lot 6, are excluded from this requirement because they are governed by the Settlement Agreement.
 - Rezones certain properties to the Regional Hotel Office (RHO) zone and expands the uses permitted in the RHO zone.
 - Removes a portion of Block 11, Lot 6.02 from the Redevelopment Plan because it was rejected by the Department of Community Affairs.
 - Adds guidelines, and addresses locations for electric vehicle charging stations (a provision required by a recently adopted state law).
 - Eliminates the Conservation Zone from the Redevelopment Area.
4. **Ordinance 2023-07.** This Ordinance amends the definition of light industrial to exclude certain uses, such as warehouses, distribution facilities, and the like, which are a separate use category.
 5. **Ordinance 2023-08.** This Ordinance amends the official Zoning Map to reflect the zoning changes being made in the above listed ordinances.

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023 - 03**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING THE ZONING ON
BLOCK 28, LOTS 2, 3 AND 4 FROM LIO TO 5A RESIDENTIAL IN ACCORDANCE
WITH THE 2022 MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, the Master Plan Re-examination report recommended the rezoning of Block 28, lots 2, 3 and 4 to avoid conflicting uses nearby the Harker School and residential uses; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Amend §203-35, entitled, "Zoning Map", to change the zoning of Block 28, Lots 2, 3 and 4 from LOI to the 5A Residential zoning district.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. In the event any clause, section or paragraph of the 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.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. 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 a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.

Jane DiBella, Township Clerk

**TOWNSHIP OF WOOLWICH
COUNTY OF GLOUCESTER
2023-04**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION
LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A.40A:4-45.14)**

WHEREAS, the Local Government Cap Law, N.J.S.A. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

WHEREAS, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

WHEREAS, the Township Committee of the Township of Woolwich in the County of Gloucester finds it advisable and necessary to increase its CY 2023 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

WHEREAS, the Township Committee hereby determines that a 3.5% increase in the budget for said year, amounting to \$276,967.75 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

WHEREAS, the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

NOW THEREFORE BE IT ORDAINED, by the Township Committee of the Township of Woolwich, in the County of Gloucester, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2023 budget year, the final appropriations of the Township of Woolwich shall, in accordance with this ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5%, amounting to \$276,967.75 and that the CY 2023 municipal budget for the Township of Woolwich be approved and adopted in accordance with this ordinance; and,

BE IT FURTHER ORDAINED, that any that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

BE IT FURTHER ORDAINED, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within five days of introduction; and

BE IT FURTHER ORDAINED, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within five days after such adoption.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST:

Jane DiBella, Township Clerk

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 6th day of February, 2023 and will be considered for final passage at a meeting of the Township Committee of the Township of Woolwich, to be held on the 21st day of February, 2023 at 6:30 pm, at which time and place any interested party will be given the opportunity to be heard.

Jane DiBella, Township Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing held on same, at a meeting of the Woolwich Township Committee held on the 21st day of February, 2023.

Jane DiBella, Clerk

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023-05**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,
SECTION 137, ENTITLED "CORRIDOR COMMERCIAL DISTRICT" IN
ACCORDANCE WITH THE 2022 MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, one of the Goals of the 2003 Master Plan was to "Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability" and identified an objective to review existing zoning patterns to determine if changes to the light industrial and office use were necessary; and

WHEREAS, the 2022 Master Plan Re-examination report acknowledged that this goal and objective continues to be applicable and should continue to be implemented, and recommended that due to the increase in warehousing and logical distribution facilities, continued evaluation of the zoning ordinance as to these uses is appropriate; and

WHEREAS, warehouse and distribution uses have become an increasingly prominent use in recent development applications within the light industrial zone; and

WHEREAS, the Township Committee has determined that it is in the best interest of the Township to limit the areas in which warehousing and distribution facilities are permitted; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Amend §203-137, entitled, "Corridor Commercial District", to eliminate the following permitted uses from Section B:

(30) Warehouse and distribution of goods and products, provided that no goods are sold at retail from the premises.

Section 2. Amend §203-137, entitled, "Corridor Commercial District", to revise the following permitted uses from Section B by adding the underlined language:

(11) Light industrial and light assembly operations which do not have characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the public.

Section 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. In the event any clause, section or paragraph of the 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.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. 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 a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.

Jane DiBella, Township Clerk

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

2023-06

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, an amendment to the 2017 Kings Landing Redevelopment Plan and the 2019 Kings Landing Redevelopment Plan was prepared by Remington & Vernick Engineers, 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, which was adopted on September 20, 2021 by way of Ordinance 2021-21; and

WHEREAS, in order to comply with the New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act adopted on February 22, 2021 as P.L. 2021, c.16 (“CREAMM Act”), the Township Committee amended the Kings Landing Redevelopment Plan to add certain classes of cannabis facilities as permitted uses within certain areas within the Redevelopment Area, by way of Ordinance 2021-15 adopted on August 16, 2021 (“Cannabis Amendment”); and

WHEREAS, on December 19, 2022, by way of Ordinance 2022-16, an amendment to the 2021 Kings Landing Redevelopment Plan was prepared by Remington & Vernick Engineers for

the purposes of cleaning up certain elements of that plan, as set forth in the redevelopment plan amendment entitled, "Kings Landing at Woolwich Township, 2022 Amendment to Redevelopment Plan," dated November 2022 ("2022 Kings Landing Redevelopment Plan"); and

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

WHEREAS, in order to stimulate redevelopment of the Redevelopment Area, the Township Committee has determined that it is in the best interest of the Township to consider an additional amendment to the 2022 Kings Landing Redevelopment Plan to revise the zoning and land uses set forth in the 2022 Kings Landing Redevelopment Plan, and Remington & Vernick Engineers has prepared an amendment to the 2022 Kings Landing Redevelopment Plan entitled, "Kings Landing at Woolwich Township, 2023 Amendment to Redevelopment Plan," dated February 2023 ("2023 Kings Landing Redevelopment Plan"); and

WHEREAS, by way of Resolution R-2023-57, the Township Committee has referred the 2023 Kings Landing Redevelopment Plan to the Planning Board for its review as to the consistency with the Township Master Plan; and

WHEREAS, on February 16, 2023 the Planning Board reviewed the 2023 Amendment to Redevelopment Plan, and considered the testimony of the Planning Board's Planner, Ashton Jones, P.P., A.I.C.P., C.F.M., and adopted Resolution # _____, recommending adoption of the 2023 Kings Landing Redevelopment Plan; and

WHEREAS, the Township Committee has reviewed the recommendation of the Planning Board and the 2023 Kings Landing Redevelopment Plan and has determined that it is in the best interest of the Township to adopt the 2023 Kings Landing Redevelopment Plan, attached hereto, in order to effectuate the redevelopment and rehabilitation of the 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 Remington & Vernick, entitled "Kings Landing at Woolwich Township, 2023 Amendment to Redevelopment Plan," dated February 2023, and the findings contained therein is hereby adopted, as well as the findings contained in Resolution # _____ adopted by the JLUB.
3. Portions of the zoning set forth in the 2023 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 2023 Kings Landing Redevelopment Plan supersedes the underlying zoning. The zoning map shall hereby be amended to reflect the properties for which the 2023 Kings Landing Redevelopment Plan supersedes the underlying zoning.

4. The Township Committee declares and determines that the 2023 Kings Landing Redevelopment Plan provides realistic opportunities for redevelopment of the 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 2023 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 2023 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 6th day of February, 2023. 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 21st day of February, 2023, 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 21st day of February, 2023 and therefore becomes effective.

Jane DiBella, Clerk

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023 - 07**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,
SECTION 5, ENTITLED "DEFINITIONS AND WORD USAGE" IN ACCORDANCE
WITH THE 2022 MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, one of the Goals of the 2003 Master Plan was to "Limit the expansion of office and light industrial uses to areas that have good highway access to either Route I-295 or to the New Jersey Turnpike, and public sewer and water availability" and identified an objective to review existing zoning patterns to determine if changes to the light industrial and office use were necessary; and

WHEREAS, the 2022 Master Plan Re-examination report acknowledged that this goal and objective continues to be applicable and should continue to be implemented, and recommended that due to the increase in warehousing and logical distribution facilities, continued evaluation of the zoning ordinance as to these uses is appropriate; and

WHEREAS, warehouse and distribution uses have become increasingly prominent uses in recent development applications within the light industrial zone; and

WHEREAS, the New Jersey State Planning Commission's Office of Planning Advocacy has recently adopted policy recommendations setting forth Distribution Warehousing and Goods Movement Guidelines which suggest that warehousing, delivery, distribution and fulfillment facilities are becoming a more specialized use that no longer fits the definition of "light industrial" uses; and

WHEREAS, the Township has determined that it is in the best interest of the Township to reexamine and redefine light industrial uses to clarify the type of land uses associated with that definition; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq.; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Amend §203-5, entitled, "Definitions and word usage", to repeal and replace the following definition:

INDUSTRIAL, LIGHT

Indoor fabrication, finishing, manufacturing, processing and/or assembly of noncombustible materials, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of finished products, parts or goods and the incidental sales and distribution of such products, which does not produce noise, odors, vibration, hazardous waste materials, or particulate that will disturb or endanger neighboring properties. Light industrial uses shall not include the production of petroleum into fuel, oil or other products or chemical processing and storage, and shall not produce any corrosive, toxic, noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features so as to be detrimental to the public health, safety, or general welfare, provided however that existing activities not in violation of city, state or federal law are exempt. Light industrial specifically excludes warehouses, container terminals, terminal facilities, storage facilities, distribution facilities, fulfillment centers, last miles fulfillment facilities, cold storage facilities, or other storage or distribution of goods.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. In the event any clause, section or paragraph of the 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.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. 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 a meeting of the Township Committee at which time any

interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.

Jane DiBella, Township Clerk

**TOWNSHIP OF WOOLWICH
GLOUCESTER COUNTY, NEW JERSEY
ORDINANCE NO. 2023-08**

**ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203,
SECTION 35, ENTITLED 'ZONING MAP' IN ACCORDANCE WITH THE 2022
MASTER PLAN RE-EXAMINATION**

WHEREAS, via Resolution #2022-33, the Joint Land Use Board of the Township of Woolwich adopted a re-examination of the Township of Woolwich Master Plan; and

WHEREAS, the Master Plan Re-examination report contains various recommendations as to the Township Zoning Map and Zoning Ordinance; and

WHEREAS, the Township Committee has adopted several ordinances amending the zoning districts within the Township of Woolwich in accordance with the recommendations contained in the 2022 Master Plan Re-examination Report and has amended several redevelopment plans to change zoning applicable to those areas; and

WHEREAS, The Township Committee of the Township of Woolwich, is entitled to and has the power and authority to amend zoning ordinances in accordance with the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq.; and

WHEREAS, N.J.S.A. 40:55D-32 authorizes the Township Committee to adopt and amend the official zoning map of the Township, after referring the same to the planning board in accordance with N.J.S.A. 40:55D-26; and

WHEREAS, the Township Committee has referred the proposed zoning map to the Joint Land Use Board, as the Township's planning board, who reviewed the same at its February 16, 2023 meeting.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

Section 1. Section 203-35 of the Township Code, entitled, "Zoning Map", is hereby amended to replace the official "Zoning Map of the Township of Woolwich" attached thereto with the map attached hereto as Exhibit A.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. In the event any clause, section or paragraph of the 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.

Section 4. This Ordinance shall take effect after final adoption and publication according to law.

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Municipal Clerk

Craig Frederick, Mayor

CERTIFICATION

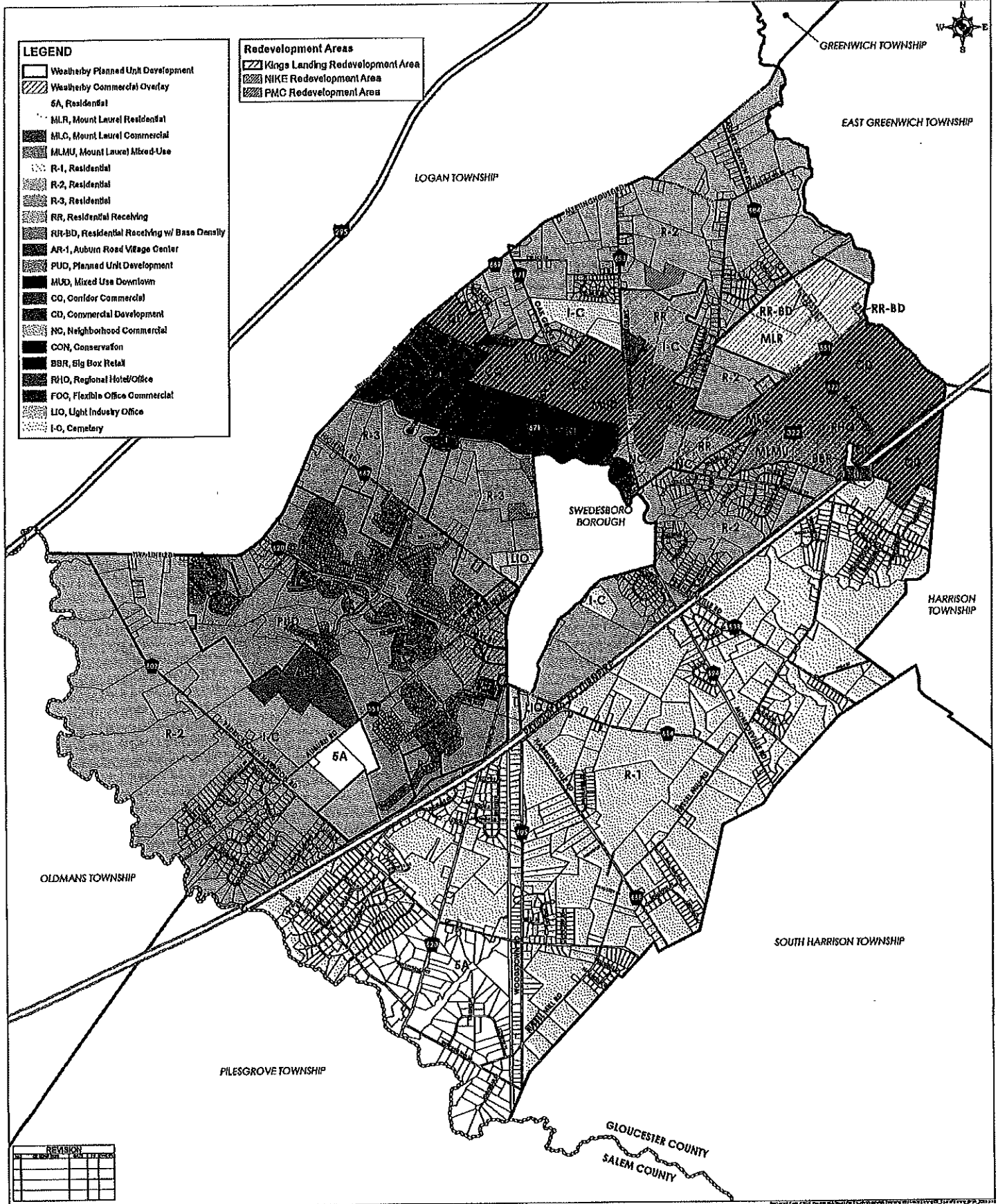
The foregoing ordinance was introduced upon first reading by the Township Committee of the Township of Woolwich at a regular meeting held on the 6th day of February, 2023. It will be further considered for final adoption upon a second reading and subsequent to a public hearing to be held on such ordinance at a meeting of the Township Committee at which time any interested person(s) may be heard. Said meeting to be conducted on the 21st day of February, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Township Clerk

NOTICE OF ADOPTION

Notice is hereby given that the foregoing ordinance was approved for final adoption by the Woolwich Township Committee at a meeting held on the 21st day of February, 2023.

Jane DiBella, Township Clerk



LEGEND

[Symbol]	Weatherby Planned Unit Development
[Symbol]	Weatherby Commercial Overlay
[Symbol]	5A, Residential
[Symbol]	MLR, Mount Laurel Residential
[Symbol]	MLC, Mount Laurel Commercial
[Symbol]	MMLU, Mount Laurel Mixed-Use
[Symbol]	R-1, Residential
[Symbol]	R-2, Residential
[Symbol]	R-3, Residential
[Symbol]	RR, Residential Receiving
[Symbol]	RR-BD, Residential Receiving w/ Base Density
[Symbol]	AR-1, Auburn Road Village Center
[Symbol]	PUD, Planned Unit Development
[Symbol]	MUD, Mixed Use Downtown
[Symbol]	CO, Corridor Commercial
[Symbol]	CD, Commercial Development
[Symbol]	NC, Neighborhood Commercial
[Symbol]	CON, Conservation
[Symbol]	BBR, Big Box Retail
[Symbol]	RHO, Regional Hotel/Office
[Symbol]	FOO, Flexible Office Commercial
[Symbol]	LIO, Light Industry Office
[Symbol]	I-C, Cemetery

Redevelopment Areas

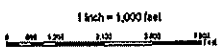
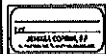
[Symbol]	Kings Landing Redevelopment Area
[Symbol]	NIKE Redevelopment Area
[Symbol]	PMC Redevelopment Area

REVISION

No.	Description	Date	By

NOTICE TO CONTRACTORS

This zoning map is a public document and is subject to change without notice. It is the responsibility of the applicant to verify the zoning classification of the property and to obtain all necessary permits from the appropriate authorities. The applicant is responsible for obtaining all necessary permits from the appropriate authorities. The applicant is responsible for obtaining all necessary permits from the appropriate authorities.



DRAFT

ZONING MAP
 WOOLWICH TOWNSHIP
 GLOUCESTER COUNTY
 02/06/2023
 SCALE: 1" = 1000'

REHINGTON & VERNECK ENGINEERS
 1000 North 5th Street, Suite 200
 Philadelphia, PA 19104
 Phone: 215-595-1111
 Fax: 215-595-1112
 www.rve.com

**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**

2023-09

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 6 day of February, 2023. 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 21st day of February, 2023, 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 21st day of February, 2023 and therefore becomes effective.

Jane DiBella, Clerk

Township of Woolwich

Financial Term Sheet

PILOT Application of CP Property Group, LLC
Block 28.04, Lot 7, Woolwich Township, Gloucester County

Overview

In August 2022, CP Urban Renewal, LLC (CPUR) received approval from the Joint Land Use Board to develop and improve the property located at 1180 Auburn Road, Woolwich, New Jersey 08085 (Block 28.04, Lot 7 and 7 QFARM) with a 386-unit residential “live-work” community (Project). The Project will utilize adult-friendly community spaces, such as pergolas, gazebos, and fire pits, to attract adults without children and “empty-nesters” as their primary tenants. The Project is a vast improvement from its predecessor, a 386 multi-family complex (apartments and townhomes) that was projected to enroll 159 new students in the public school district. By comparison, the Project is expected to enroll 70% less new students.

CPUR has submitted an application to the Township to make payments in lieu of taxes (PILOT) upon completion of their Project. Below is a summary of CPUR’s application, the proposed PILOT, and the collective impact of the PILOT on the Township and CPUR.

What is the Benefit of a PILOT to the Township?

When you pay traditional real estate taxes, your payment is allocated based on a percentage to different entities providing services to you as the taxpayer. In Woolwich, only 15.5% of your taxes support municipal services. A PILOT allows a municipality to retain 95% of PILOT payments for municipal services. While a developer’s PILOT payment may be less than traditional taxes, the substantial increase in municipal services funding is an overwhelming benefit.

How is CPUR’s PILOT Payment Calculated?

CPUR proposes to make payments in lieu of taxes (PILOT) to the Township over the next 30 years. Beginning with the issuance of the first certificate of occupancy, CPUR will begin to pay a percentage of its gross revenue to the Township in lieu of taxes. In addition to the PILOT payment, CPUR will pay to the Township an Administrative Fee equal to one percent (1%) of the PILOT Payment.

From the balance of the PILOT payment, the Township is required to remit five percent (5%) of the PILOT payment to the County of Gloucester and to provide a credit to CPUR for land taxes paid to the Township. After making those payments, the Township retains the balance.

What is the Impact of CPUR’s PILOT?

The Township is expected to receive an additional \$815,000 in revenue in the first year of the PILOT. In other words, in Year 1, the Township will receive approximately \$1.07 million in payments as compared to the \$257,000 it would have received through traditional taxes. Over the term of the PILOT (30 years) the Township will generate an additional \$39.3 million in revenues.

The Township is also committed to contributing a portion of the PILOT to the local school districts. Although the Project is not anticipated to significantly raise enrollment, providing additional support for our education system enhances the lives of our young people and our community as a whole.

You can find a summary of the PILOT’s impact on the following page.

CPUR’s Commitment to Community Betterment

In furtherance of its commitment to the Township and its residents, CPUR will contribute \$560,000 to the Township for the construction of pickleball courts adjacent to the Project. Once completed, the pickleball courts will be available for use by the general public.

PILOT Summary

Years 1-3 15% Gross Revenue | Years 4-13 16% Gross Revenue
 Years 14-23 17% Gross Revenue | Years 24-30 18% Gross Revenue
 2% tax increase | 1% Admin Fee

	Without PILOT	With PILOT	Increase/(Decrease) to Municipality with PILOT	Increase/(Decrease) to Taxpayer with PILOT
Taxes Paid by Taxpayer	\$67,411,923.77	\$52,509,628.18		(\$14,902,295.59)
Taxes Retained by Township	\$10,417,849.69	\$49,715,604.68	\$39,297,754.85	

PILOT Revenue vs. Traditional Tax Revenue

Year	Township Portion with PILOT	Township Portion without PILOT	Year	Township Portion with PILOT	Township Portion without PILOT
1	\$1,071,887.12	\$256,799.19	16	\$1,664,342.31	\$345,617.89
2	\$1,115,378.19	\$261,935.17	17	\$1,697,629.16	\$352,530.25
3	\$1,137,685.76	\$267,173.87	18	\$1,731,581.74	\$359,580.86
4	\$1,235,185.23	\$272,517.35	19	\$1,766,213.37	\$366,772.47
5	\$1,259,888.93	\$277,967.70	20	\$1,801,537.64	\$374,107.92
6	\$1,285,086.71	\$283,527.05	21	\$1,837,568.40	\$381,590.08
7	\$1,310,788.45	\$289,197.59	22	\$1,874,319.76	\$389,221.88
8	\$1,337,004.22	\$294,981.54	23	\$1,911,806.16	\$397,006.32
9	\$1,363,744.30	\$300,881.17	24	\$2,064,664.29	\$404,946.45
10	\$1,391,019.19	\$306,898.80	25	\$2,105,957.57	\$413,045.38
11	\$1,418,839.57	\$313,036.77	26	\$2,148,076.73	\$421,306.28
12	\$1,447,216.36	\$319,297.51	27	\$2,191,038.26	\$429,732.41
13	\$1,476,160.69	\$325,683.46	28	\$2,234,859.03	\$438,327.06
14	\$1,599,713.87	\$332,197.13	29	\$2,279,556.21	\$447,093.60
15	\$1,631,708.15	\$338,841.07	30	\$2,325,147.33	\$456,035.47
TOTALS				\$49,715,604.68	\$10,417,849.69

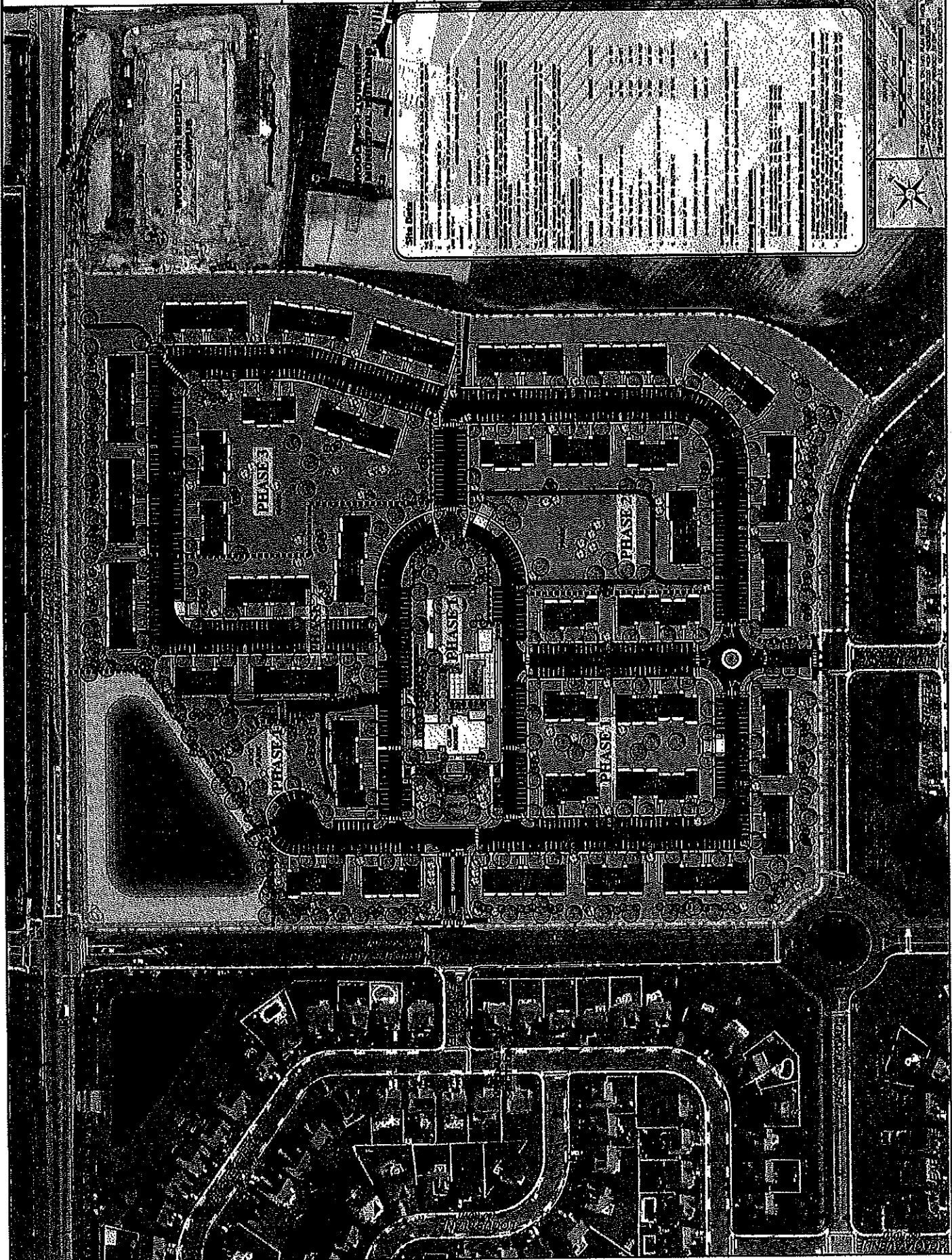


CONSULTING ENGINEERS SERVICES
 415 PARKWAY 20TH FLOOR NEW JERSEY CITY, N.J. 07102
 PHONE (201) 524-1100
 TELETYPE (201) 524-1100
 FAX (201) 524-1100

OVERALL SITE PLAN RENDERING
SOUTH POINT @ WEATHERBY-FINAL SITE PLAN
 WEATHERBY SECTION & AMENDMENTS
 PLAT FOR BLOCK 5000, LOT 7
 MUNICIPAL ORDER, BUCKLE COUNTY, NEW JERSEY

DATE	DESCRIPTION

JAY F. SIMS
 PROFESSIONAL ENGINEER, NEW JERSEY LIC. NO. 47219



**RESOLUTION AUTHORIZING AWARD OF 2023 PROFESSIONAL SERVICES
CONTRACT TO NATIONAL RESTORATION AND FACILITY SERVICES FOR FIRE
RESTORATION SERVICES
R-2023-60**

WHEREAS, there exists a need for the services of Fire Restoration within the Township of Woolwich for the year 2023; and

WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.), require that the Resolution authorizing the award of Contracts for "Professional Services" without competitive bids must be publicly advertised; and

WHEREAS, this appointment is being made under a "Fair and Open Process" and in accordance with the provisions of Ordinance 2005-38 of the Township of Woolwich;

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

1. That National Restoration and Facility Services is hereby appointed as Fire Restoration Service within the Township of Woolwich for the year 2023, and that the Mayor and the Township Clerk on behalf of the Township of Woolwich are hereby authorized and directed to execute an agreement in this regard.

2. This Contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law because the aforesaid services encompasses Professional Services recognized, licensed and regulated by Law, and are of a nature where it is not possible to obtain competitive bids.

3. A copy of this Resolution or a summary thereof shall be published by the Township Clerk as required by Law.

4. A copy of this Resolution and the Agreement are on file and are available for public inspection in the Office of the Clerk of Woolwich Township.

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

**RESOLUTION AUTHORIZING AWARD OF 2023 PROFESSIONAL SERVICES
CONTRACT TO TRIAD ASSOCIATES AS COAH ADMINISTRATIVE AGENT**

R-2023-61

WHEREAS, there exists a need for the services of a COAH Administrative Agent within the Township of Woolwich for the year 2023; and

WHEREAS, funds are available for this purpose; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et. seq.), require that the Resolution authorizing the award of Contracts for "Professional Services" without competitive bids must be publicly advertised; and

WHEREAS, this appointment is being made under a "Fair and Open Process" and in accordance with the provisions of Ordinance 2005-38 of the Township of Woolwich;

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

1. That Triad Associates-Carolyn Zumpino, Designee is hereby appointed as COAH Administrative Agent within the Township of Woolwich for the year 2023, and that the Mayor and the Township Clerk on behalf of the Township of Woolwich are hereby authorized and directed to execute an agreement in this regard.

2. This Contract is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law because the aforesaid services encompasses Professional Services recognized, licensed and regulated by Law, and are of a nature where it is not possible to obtain competitive bids.

3. A copy of this Resolution or a summary thereof shall be published by the Township Clerk as required by Law.

4. A copy of this Resolution and the Agreement are on file and are available for public inspection in the Office of the Clerk of Woolwich Township.

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING AN
ELEVATION WITHIN THE WOOLWICH TOWNSHIP POLICE
DEPARTMENT
R-2023-62**

WHEREAS, Woolwich Township Patrolman Brandon Hamer was hired as a 8th Class Patrolman within the Woolwich Township Police Department upon the adoption of a Shared Service Agreement with the Township of S. Harrison; and

WHEREAS, the effective Agreement between the Township of Woolwich and PBA Local #122 calls for the elevation in Class annually; and

WHEREAS, the Woolwich Township Chief of Police has recommended the elevation of Officer Brandon Hamer to that of 4th Class Patrolman; and

WHEREAS, the Woolwich Township Committee agrees to said elevation effective on February 22, 2023;

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

1. That Brandon Hamer be and is hereby elevated to the position of 4th Class Officer within the Woolwich Township Police Department effective as of February 22, 2023.
2. That in accordance with the Agreement between the Township of Woolwich and PBA Local #122, the salary for Officer Collins shall be \$77,908.33 prorated for the remainder of 2023.

Adopted this 21st day of February, 2023

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 21st day of February, 2023.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING THE DISPOSAL OF CERTAIN VEHICLES
AND REMOVAL FROM VEHICLE FLEET**

R-2023-63

WHEREAS, the Township of Woolwich owns certain vehicles for use within the Woolwich Township Police Department that are no longer operable and have no value; and

WHEREAS, the Woolwich Township Police Department has requested to dispose of the following:

2004 Durango Wagon	VIN#1D4HB48N44F206660
2013 Dodge Wagon	VIN#1C4RDJFG3DC660284
2013 Didge 4 Door	VIN#1C4RDJFG3DC601364

And

WHEREAS, upon disposal, the vehicles shall be removed from the Woolwich Township Vehicle Fleet and Fixed Asset Inventory;

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

1. The Woolwich Township Police Department be and is hereby authorized to dispose of the following vehicles that are no longer operable;

2004 Durango Wagon	VIN#1D4HB48N44F206660
2013 Dodge Wagon	VIN#1C4RDJFG3DC660284
2013 Didge 4 Door	VIN#1C4RDJFG3DC601364
2. That the Woolwich Township Clerk be and is hereby directed to remove said vehicles from the Woolwich Township vehicle fleet and Fixed Asset Inventory.

Adopted this 21st day of February, 2023

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 21st day of February, 2023.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH
DENYING GRIEVANCE, STEP 2, AS TO GENERAL ORDER GO-2022-1**

R-2023-64

WHEREAS, Sergeant Matthew O'Loughlin is a Woolwich Township Police Officer covered under the contractual agreement between the Township of Woolwich and the Police Benevolent Association 122 (PBA). Pursuant to terms therein, Sergeant O'Loughlin filed a Grievance on January 16, 2023 contesting General Order GO-2022-1; and

WHEREAS, by letter dated January 23, 2023, Chief of Police Joseph A. Morgan, III denied that Grievance for the reasons stated therein; and

WHEREAS, Sergeant O'Loughlin, by correspondence dated January 24, 2023, advanced the denial of that Grievance to Step 2 under the Collective Bargaining Agreement, to the Township Committee; and

WHEREAS, Sergeant O'Loughlin was given notice of the Township Committee's meeting of February 6, 2023, where he appeared in Executive Session and presented his Grievance to the Township Committee in Executive Session; and

WHEREAS, the Township Committee then reconvened in public session on February 6, 2023, with a motion by Committeeman Marino, seconded by Committeewoman Minhas to deny the Grievance, with the unanimous vote of Mayor Frederick, Committeeman Marino, Committeeman Nocentino and Committeewoman Minhas, 4 – 0, to deny the Grievance, Step 2.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Woolwich, in the County of Gloucester and State of New Jersey, hereby formally memorializes the denial of the identified Grievance at issue; and

THIS RESOLUTION DULY ADOPTED, at the Regular Meeting of the Township Committee of the Township of Woolwich held on February 21, 2023.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

Attest: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted at a Regular Meeting of the Township Committee of the Township of Woolwich held on the 21st day of February, 2023.

Jane DiBella, Clerk

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

R-2023-65

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 2.34	Lot 58	Jacquelyn Oxenford	\$ 6,000.00 refund (see letter)
Block 28.51	Lot 17	Corelogic	516.84 refund TDV

Adopted this 21st day of February, 2023

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 21st day of February 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE EXECUTION OF A DONATION AGREEMENT
BETWEEN THE TOWNSHIP OF WOOLWICH AND THE SWEDESBORO WOOLWICH
SCHOOL DISTRICT REGARDING PILOT PAYMENTS FROM THE CP WOOLWICH URBAN
RENEWAL
R-2023-66**

WHEREAS, the Township of Woolwich ("Woolwich") has entered into a Financial Agreement for a Long Term Tax Exemption PILOT Program ("PILOT") for the South Pointe at Weatherby Development ("Development") with CP Woolwich Urban Renewal ("Redeveloper"); and

WHEREAS, the Development is to consist of 386 units for an adult-oriented community geared towards young adults without children and older generations with grown children, as such there should be minimal impact to the School Districts; and

WHEREAS, pursuant to the financial Agreement the Township shall receive 95% of the PILOT payments and Gloucester County shall receive 5%, with no allocation provided for the Swedesboro-Woolwich School District; and

WHEREAS, the Township Committee of Woolwich recognizes that there may be children from the Development that enter the Swedesboro-Woolwich School District; and

WHEREAS, in order to subsidize the potential students from the Development the Township desires to enter into a Donation Agreement ("Agreement") with Swedesboro-Woolwich School District to provide a yearly donation during the first five (5) years after the Redeveloper PILOT payments reach \$400,000; and

WHEREAS, after the initial five (5) year period the parties can renegotiate the Agreement based upon actual enrollment of children from the Development; and

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

1. That it does hereby authorize the Mayor to execute the attached Exhibit A, Donation Agreement .
2. Upon the Agreement being fully executed that the Township Administrator is authorized to forward to Swedesboro-Woolwich School District Board of Education for their approval and execution.

Adopted this 21st day of February, 2023

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

**RESOLUTION AUTHORIZING THE EXECUTION OF A DONATION AGREEMENT
BETWEEN THE TOWNSHIP OF WOOLWICH AND THE KINGSWAY REGIONAL SCHOOL
DISTRICT REGARDING PILOT PAYMENTS FROM THE CP WOOLWICH URBAN
RENEWAL
R-2023-67**

WHEREAS, the Township of Woolwich (“Woolwich”) has entered into a Financial Agreement for a Long Term Tax Exemption PILOT Program (“PILOT”) for the South Pointe at Weatherby Development (“Development”) with CP Woolwich Urban Renewal (“Redeveloper”); and

WHEREAS, the Development is to consist of 386 units for an adult-oriented community geared towards young adults without children and older generations with grown children, as such there should be minimal impact to the School Districts; and

WHEREAS, pursuant to the financial Agreement the Township shall receive 95% of the PILOT payments and Gloucester County shall receive 5%, with no allocation provided for the Kingsway Regional School District; and

WHEREAS, the Township Committee of Woolwich recognizes that there may be children from the Development that enter the Kingsway Regional School District; and

WHEREAS, in order to subsidize the potential students from the Development the Township desires to enter into a Donation Agreement (“Agreement”) with Kingsway Regional School District to provide a yearly donation during the first five (5) years after the Redeveloper PILOT payments reach \$400,000; and

WHEREAS, after the initial five (5) year period the parties can renegotiate the Agreement based upon actual enrollment of children from the Development; and

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

1. That it does hereby authorize the Mayor to execute the attached Exhibit A, Donation Agreement .
2. Upon the Agreement being fully executed that the Township Administrator is authorized to forward to Kingsway Regional School District Board of Education for their approval and execution.

Adopted this 21st day of February, 2023

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

**RESOLUTION AUTHORIZING HIRING OF ELECTRICAL INSPECTOR AND
SUBCODE WITHIN THE WOOLWICH TOWNSHIP CONSTRUCTION CODE
DEPARTMENT
R-2023-68**

WHEREAS, the Township of Woolwich is in need of an Electrical Inspector/Subcode Official who shall also assist in the Shared Service Agreement with East Greenwich Township; and

WHEREAS, the Township Committee of the Township of Woolwich finds it necessary to therefore fill such position; and

WHEREAS, interviews have been conducted in this regard;

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

1. That Theodore Smith be and is hereby hired as a part-time Electrical Inspector/Subcode Official within the Woolwich Township Code Department.
2. That the annual salary for the above noted employee shall be set at \$38,000.00 prorated for the remainder of the year 2023.
3. That as a part-time employee of Woolwich Township, the above named individual shall not be entitled to benefits as offered by the Township to full-time employees.

Adopted this 21st day of February, 2023

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 21st day of February, 2023.

Jane DiBella, Clerk

TOWNSHIP OF WOOLWICH
R-2023-69

**RESOLUTION REQUESTING AN ADDITIONAL 6-MONTH EXTENSION OF TIME
FOR AWARD OF A CONSTRUCTION CONTRACT FOR THE
NJDOT FY2021 MUNICIPAL AID GRANT FUNDED PROJECT. -SWEDESBORO
AVENUE**

WHEREAS, the Township of Woolwich submitted Application MA-2021-Swedeseboro Avenue Rehabilitation-00607 to the New Jersey Department of Transportation, Division of Local Aid and Economic Development ("NJDOT") requesting \$290,000.00 for resurfacing of Swedesboro Avenue from Asbury Station Road (CR #684) to the Township Limit at Pargey Creek;

WHEREAS, the New Jersey Department of Transportation (NJDOT) awarded FY2021 Municipal Aid grant funding in the amount of \$215,000.00 for resurfacing of Swedesboro Avenue from Asbury Station Road (CR #684) to the Township Limit at Pargey Creek;

WHEREAS, the original deadline for award of a construction contract for the FY2021 Municipal Aid project was November 16, 2022;

WHEREAS, the Governor of New Jersey issued several executive orders continuing the state of emergency related to COVID-19 and its variants during calendar years 2021 and 2022, which directly impacted the ability of the municipality to complete the design and to award the contract;

WHEREAS, the Township of Woolwich appointed a new Township Engineer during calendar year 2022 after the New Jersey Department of Transportation (NJDOT) awarded the FY2021 Municipal Aid grant funding;

WHEREAS, during the design process, the Township Engineer determined that guiderail was needed at the bridge over Pargey Creek, and that the existing road was not twenty feet (20') wide as indicated on the application, which resulted in the need for additional survey and design work;

WHEREAS, the Township of Woolwich, by Resolution R-2022-229, requested and was granted a 4-month extension of time to the deadline for award of a construction contract for the FY2021 Municipal Aid project, to March 18, 2023;

WHEREAS, the Township of Woolwich submitted a request for an incidental modification to the original scope/limits of the project to offset the unanticipated cost associated with the installation of guiderail.

WHEREAS, delays were experienced in the design process as a result of the approval process through NJDOT PMRS for the incidental design modifications requested by the Township of Woolwich;

WHEREAS, the design submission to NJDOT resulted in numerous issues identified by NJDOT that needed to be addressed prior to bidding and award of the contract;

WHEREAS, the NJDOT issued structural review comments on January 25, 2023 that need to be addressed prior to bidding and award of the contract;

WHEREAS, the NJDOT has indicated that additional structural review comments are forthcoming that will need to be addressed prior to bidding and award of the contract;

NOW THEREFORE BE IT RESOLVED that the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey hereby respectfully requests an additional six (6) month extension of time to award a construction contract for the FY2021 grant for the Swedesboro Avenue Roadway Improvements Project (also identified as MA-2021-Swedesboro Avenue Rehabilitation Improvements-00472), so that the date by which the Project is to be awarded is extended until September 18, 2023.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

Attest: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Resolution was duly adopted at a Regular Meeting of the Township Committee of the Township of Woolwich held on the 21st day of February, 2023.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AMENDING THE PERSONNEL
POLICY TO INCREASE ANNUAL SICK TIME TO TEN DAYS**

R-2023-70

WHEREAS, the Township of Woolwich has adopted a Personnel Policy and Procedures Manual which summarizes the current benefits and guidelines within the municipality; and

WHEREAS, in an effort to be competitive with employee benefits in other surrounding municipalities, the Woolwich Township Committee hereby agrees to increase allotted annual sick time from six (6) to ten (10) days; and

WHEREAS, an amendment to the Woolwich Township Policy and Procedures Manual is required in order to effectuate said change;

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

1. That Section Three of the Woolwich Township Employee Policy and Procedures Manual entitled "Leaves of Absence-Sick Leave Policy" be and is hereby amended to increase the number of annual sick days credited from six (6) days to ten (10) days.
2. That this amendment shall be effective immediately for year 2023, and that the Administrator/Clerk is directed to add four (4) additional sick days to all eligible employees.
3. That all other provisions of the Woolwich Township Sick Leave Policy remain unchanged.

Adopted this 21st day of February, 2023

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 conducted on the 21st day of February, 2023.

Jane DiBella, Clerk

**RESOLUTION MAKING AN APPOINTMENT TO THE WOOLWICH TOWNSHIP
OPEN SPACE/FARMLAND PRESERVATION COMMITTEE**

R-2023-71

WHEREAS, vacancies exist on the Woolwich Township Open Space/Farmland Preservation Committee; and

WHEREAS, the Woolwich Township Committee wishes to make an appointment to a three (3) year term of office on said Committee; and

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

1. That Joseph Feliciani be and is hereby appointed as a member of the Woolwich Township Open Space/Farmland Preservation Committee for a term effective as of this date and expiring on December 31, 2025.

Adopted this 21st day of February, 2023

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 Reorganization meeting held on the 21st day of February, 2023.

Jane DiBella, Clerk