

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

The meeting was called to order at 6:32 p.m. by Mayor Frederick, who made the following statement:

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: Marino: PRESENT Minhas: PRESENT Nocentino: PRESENT
Callahan: PRESENT Frederick: PRESENT

Also present on the dais were Erin Simone in place of Solicitor DeMarcantonio and Administrator/Clerk DiBella.

Those present saluted the American Flag.

Mayor Frederick provided a recap of Ordinances on that evenings agenda that are Phase 1 of recommendations resulting from the 2022 Master Plan Reexamination.

In regards to Ordinance 2023-03, Ms. Simone advised that based on the 2012 Zoning Map, Blk. 28, Lots 2 and 3 were shown as LIO. In the 2016 Master Plan Reexamination, it was recommended that lot 4 be added to LIO zoning, but the Ordinance was tabled and died at years end. The Ordinance was reintroduced in 2018 via Ordinance 2018-13 with the zoning map showing Lot 4 as LIO.

Mayor Frederick reminded the public of procedures for public participation.

Motion was then made by Committeeman Nocentino and seconded by Deputy Mayor Callahan to open the meeting to public comment. All were in favor.

Lauren Ibbotson, 103 Gentry Drive said that at the Feb. 6th meeting, warehouse concept maps were presented for discussion during closed session, and asked what was decided.

Mayor Frederick advised that initially, the warehouse developer had proposed 8-10 warehouses on the parcel across from Drop Forge that was later changed to one large warehouse which was what was reviewed and discussed. He further advised that the Committee decided not to move forward with the proposal. He added that the developer' application for Block 28, lots 2, 3 and 4 has been postponed by the developer, but has been rescheduled for April 20th at the Walter Hill School.

Mrs. Ibbotson asked if there is the possibility the developer will present further concepts and Mayor Frederick said that this application is the only one at this time.

Jason Hambrick, residing in the East Greenwich Township Kings Gate development asked if the conservation zone will remain in place for the proposed Northpoint warehouse development. Mayor Frederick responded that the conservation buffer will remain.

Neil Rafferty, also residing in Kings Gate questioned removal of the conservation area. Mayor Frederick said that NJDEP will not allow encroachment into the conservation zone, and a 300 ft. buffer will remain. In concert with that, the developer has moved the project to the south.

Mr. Rafferty then asked why the removal of Pancoast Road is not shown on the plan. Mayor Frederick replied that the Township is working on a traffic plan.

Ms. Simone also advised that the concept is just an overall plan for development, and that specifics are contained within a redevelopment plan.

Mr. Rafferty then asked if the Committee feels that it is a good idea to build warehouses near a school. The Mayor replied that the land in question is a part of a settlement of litigation, not leaving other choices. The resident then asked if anyone on Committee has a relationship with Northpoint. None of the Committee members do.

Melanie Grubb, representing the S/W Little League and Mike Verdi representing S/W Soccer Assn. asked if there is any way to get lighting on the fields. They presented a quote obtained from Musco.

Mayor Frederick provided an update to the stalled park expansion project, noting that NJDEP permitting has been the hold up.

Mr. Verdi asked if there is a way to divert and move on to another phase. Mayor Frederick replied that the town will work with what makes sense.

Mr. Verdi then asked if a plan on needs and future outlook on club enrollments would be of help to the Township. The Mayor replied that it would be very beneficial.

Jordan Schlump, 10 Wilshire Blvd. questioned the public notice procedure for the introduction and adoption of Ordinances. Ms. Simone replied that public notices must be published in a newspaper. Mr. Schlump then replied the introduction of Ordinance 2023-09 was not published, that it was presented at the meeting, but never on the agenda. Mayor Frederick replied that the Feb 6th agenda was finalized on a Saturday prior to the meeting. He further said that the public notice issue would be investigated prior to consideration of the Ordinance.

Tom Nicolosi, East Greenwich resident of Kings View East questioned the re-zoning process stating that commercial zoning is why warehousing is being built. Mayor Frederick advised that there was no change to the zoning of the referenced parcel. Ms. Simone added to keep in mind the vicinity of NJTP Exit 2.

Mayor Frederick further said that buffering of residential units is a priority of the township.

Mr. Nicolosi asked how many new warehouse applications have been submitted. The Mayor said there is one active application, not on Rt. 322.

Committeeman Nocentino suggested that there should be a reference to the Wolfson Settlement Agreement that the Township must abide by. Mr. Nicolosi asked if the settlement agreement requires warehousing. Ms. Simone replied that the settlement agreement is holistic in that it allows residential, affordable housing and a mix of commercial development including warehousing.

Constance Cardillo, 21 Russell Mill Road noted that the summary of ordinances provided that evening contains the statement that several properties are re-zoned in order to encourage commercial development along Rt. 322, and asked who in Woolwich wants to encourage commercial development and turning a beautiful garden into an asphalt jungle. She further asked if the Agriculture/Open Space Committee was able to weigh in on these decisions.

Mayor Frederick responded that the commercial zones are specifically targeted to the 322 corridor, and that it was already zoned for commercial development because the area makes sense. He added that the Agriculture/Open Space Committee will be looking at continuing to promote the land preservation program once the TDR Program is disbanded.

Deputy Mayor Callahan added that the reality is that without commercial ratables, the township will not be sustainable, and that if residential growth is not offset with ratables, the tax rate will dramatically increase. He added that Exit 2 is the last undeveloped exit on the turnpike.

Committeeman Marino stated that his family lived here from the 1940's and that if taxes are not offset by commercial development, no one will be able to live here.

The Mayor further noted that the ordinances on the agenda reduce, as a whole, where warehousing can and cannot go.

Neil Rafferty of East Greenwich Kings Gate development questioned the relocation of the assisted living facilities for developmentally challenged adults on Pancoast Road and relocation to a portion of the warehouse site which will be traumatic to those residents. He added that the Township is not being a good neighbor.

Mayor Frederick replied that the Township is working with the developer to require stringent buffering requirements to be a good neighbor.

Committeeman Nocentino added that when you come in as an elected official you may have to do the best with what you are given by past elected officials. He noted that the Committee is attempting to create reasonable development, further noting that something needed to be done to pay for the sewer installment.

Committeeman Marino agreed, and noted that something had to be done during his term as Mayor to provide sewer and comply with the settlement agreement, but added that commercial plans for the corridor have been in place for a while.

Mr. Rafferty replied that the settlement should not affect the lands north of Pancoast Road.

Cheryl Kulpa, 159 Jockey Hollow Run questioned the shaded areas on the zoning map. Ashton Jones, Planner advised that the shadings represent the Kings Landing redevelopment area. Ms. Kulpa also asked if she could see an analysis of future development and impacts. Deputy Mayor Callahan replied that there is no analysis to date, but that of the township were to build another 2,000 homes, it would mean new schools and services and a huge impact to the tax rate if not offset with commercial ratables.

Committeeman Marino added that in 1997 when Weatherby began, municipal offices were in a trailer and there were 2 grammar schools. The Township quickly became the fastest growing municipality on the east coast, creating the need for new schools and services and taxes quickly increased.

Mayor Frederick added that currently planned or constructed projects will generate over \$106 million in revenue. Ms. Kulpa said that she would like to see and understand the economics.

Committeeman Nocentino added that nothing can be predicted on a planning level. For a time, the Township's goal was to build anything and everything, and that every past committee did something to get that growth to happen, and that what Mayor Frederick is trying to do is unwind some of that.

Resident asked why it is being made easy for developers. The Mayor replied that part of the redevelopment process allows for negotiations on certain things. He noted that the township has \$24 million in sewer costs that PILOT agreements will more than pay as opposed to residential tax. Committeeman Marino added that the realignment of Locke Ave/Oak Grove Road is an example, as the realignment is being paid by the developer of the Locke Avenue warehouses.

Tom Nicolosi asked where a new high school could be built if needed. The Mayor replied that the biggest impacts have been to the grammar schools. Mr. Nicolosi then asked how quickly the township will see positive impacts from development on taxes. The Mayor replied that in 2022, the Township had no tax increase, and the goal is to actually reduce taxes in the coming years.

Deputy Mayor Callahan added that the Township does not control what the school districts do, but does work with them in a supportive role.

Robert Gordon, 346 Taft Drive asked how many bedrooms would be in the proposed residential development referenced in Ordinance 2023-09 and how many school children are anticipated.

Mayor Frederick responded that the apartments will be 1 and 2 bedrooms, and the number of 2 bedrooms were reduced in negotiation, resulting in a reduction of 100 children, leaving a projected number of between 29-59 students. The Mayor then explained the PILOT process, noting that the amount of the PILOT is based on gross revenues, and that the PILOT will generate \$40 million over the course of 30 years. In addition, the Township has negotiated donations from the Township to both districts. He added that the developer will also be funding the installation of Pickle Ball Courts for the Township.

Ms. Simone advised that under PILOT Agreements, the Township has to pay 5% of the PILOT to the County, but keeps the remaining 95%.

Cheryl Kulpas, 159 Jockey Hollow Run questioned how the PILOT works with land credit. Ms. Simone answered her question.

Sheri Gordon, 348 Taft questioned what goes into the warehouses and asked if there are restrictions on hazardous materials. Ms. Simone replied that those types of issues would be contained in a redevelopment agreement.

Barbara Kopus, 348 Taft questioned the location of the Auburn Road warehouse and the apartment complex. Mayor Frederick so advised. Discussion then ensued regarding traffic that will be generated. Mayor Frederick said that traffic township wide is being looked at.

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

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

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

Motion to open public hearing: Nocentino Second: Minhas All in favor
No public comment
Motion to close the public hearing: Marino Second: Callahan All in favor
Motion to adopt 2023-03: Nocentino Second: Callahan
Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES Motion carried

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

Motion to open public hearing: Minhas Second: Callahan All in favor
No public comment
Motion to close the public hearing: Nocentino Second: Minhas All in favor
Motion to adopt 2023-04: Marino Second: Callahan
Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES Motion carried

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

Motion to open public hearing: Minhas Second: Nocentino All in favor
No public comment
Motion to close the public hearing: Marino Second: Minhas All in favor
Motion to adopt 2023-05: Nocentino Second: Marino
Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES Motion carried

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

Motion to open public hearing: Minhas Second: Callahan All in favor
No public comment
Motion to close the public hearing: Marino Second: Callahan All in favor
Motion to adopt 2023-06: Minhas Second: Callahan
Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES Motion carried

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

Motion to open public hearing: Callahan Second: Nocentino All in favor
Jordan Schlump, 10 Wilshire Blvd. asked if definitions for solar farms and cluster development should be included. Ms. Simone responded that the ordinance clarifies definitions as to light industrial and there will be further definitions later for those types of things.
Motion to close the public hearing: Marino Second: Minhas All in favor

Motion to adopt 2023-07: Minhas

Second: Marino

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

2023-08 Ordinance of the Township of Woolwich Amending Chapter 203, Section 35, Entitled “Zoning Map” in Accordance with the 2022 Master Plan Reexamination

Motion to open public hearing: Callahan` Second: Minhas All in favor

Neil Rafferty asked if the Office of Planning Advocacy has considered placement of warehousing. Ms. Simone replied that they have and support within major arteries. Mr. Rafferty also asked if the Committee has considered a pending bill introduced by Ed Durr regarding warehousing. Ms. Simone said that it is not currently law.

Motion to close the public hearing: Marino Second: Minhas All in favor

Motion to adopt 2023-08: Marino Second: Minhas

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

Mayor Frederick called a recess to allow the Administrator/Clerk to investigate the public notice on Ordinance 2023-09.

The meeting reconvened.

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

Motion to open public hearing: Minhas Second: Callahan All in favor

The Administrator/Clerk advised that Ordinance 2023-09 did have the proper public notice and provided affidavits from the Gloucester County Times. Mr. Schlump stated that the Ordinances was not posted to the website. Ms. DiBella confirmed that the Ordinance was posted to the website. Mr. Schlump asked what a ratable is. Ms. Simone defined. Mr. Schlump stated that taxpayers may not understand that long term exemptions do not include school tax, nor how PILOTS work. He asked if it is the new norm to approve PILOTS. Mayor Frederick replied it can be looked at that way, but each request is looked at individually, and advised that the township has declined several requested PILOTS. Deputy Mayor Callahan said it is not always about incentives, but gives the township the ability to negotiate. Committeeman Nocentino said that this will be the last residential PILOT approved, and Mr. Schlump asked why the statement was made. Committeeman Nocentino replied that he is on record as not supporting residential PILOTS, but this one has a reduced number of school children. Dep. Mayor Callahan added that each project is scrutinized to determine what is best for the Township. Mr. Schlump asked if any other residential developers have requested a PILOT, and was told that a request from Four Seasons developer was denied. Ms. Simone said each PILOT request is judged by its own merits. Mayor Frederick added that the Township is considering a rehabilitation ordinance that would result in a limited tax abatement period for all residents who make improvements on their property. Mr. Schlump said that is not fair to those who have previously done improvements.

Motion to close the public hearing: Marino Second: Minhas All in favor

Motion to adopt 2023-09: Callahan Second: Marino

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

Mayor Frederick requested a consent agenda for resolutions R-2023-60 through and including R-2023-72. So moved Marino. Minhas seconded. All were in favor.

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to adopt resolution R-2023-60 through and including R-2023-72.

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 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-2023-67 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-2023-68 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

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

R-2023-72 Resolution of the Township of Woolwich Recommending the Release of Performance Bond No. 5038245 for Woolwich Investors, LLC for Chestnut Ridge, Phase 2 Project

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

The following reports were presented for the month of January:

Tax Collector: \$7,425,824.76 remitted

Woolwich Fire Company: Monthly Report

Police: Monthly Report

Chief Morgan advised that the department held a "Coffee with a Cop" event at Hens and Honey Shop and thanked Hens and Honey for hosting and providing 50% of sales as a donation to the Gloucester County Animal Shelter.

Mayor Frederick inquired with the Chief as to speed survey on Frederick Blvd. The Chief advised that the study showed most speeders live in the development and that most speeding occurs during school drop off and pick up.

Township Engineer: Monthly Report

Alaimo Engineers Dan Vechesky and Jake Schwartz provided a summary of current project status. They stated that the High Hill Shared Use Path plans are under design. They have requested the CAD files from Summit Ventures for completion of street mapping. Gloucester County is taking the lead on lowering the water at Mill Road Dam. Mayor Frederick asked how the lowering is being done. The engineers replied it is being lowered approx. one foot per day. Committeeman Marino inquired as to status of the Viereck Road resurfacing project. The engineers responded that an issue with a Right-of-Way was identified and a request was submitted to a property owner requesting consent for 1 foot of their property, and are waiting for consent prior to submitting plans to NJDOT. Committeeman Nocentino requested status on the sidewalk issues within Villages section 2.1. The engineer said there will be follow-up through the punch list.

Precision Land: Monthly Sewer Project Update

In the absence of Andrew Shawl, the Mayor advised that sewer is on schedule for April, and that meetings are being held to finalize the final cost.

Administrator's Report: Monthly Report

Ms. DiBella provided her report as self-explanatory, but advised that NJDEP is terminating all Tier B MS4 Stormwater permitting municipalities are being elevated to Tier A wherein those municipalities will have to conduct elevated tasks that will be costly. She requested that the Committee consider authorizing the Township Engineer to provide a detail of tasks, timeline and potential cost over the course of the coming years.

Motion was made by Committeeman Marino and seconded by Mayor Frederick to authorize the engineer to begin that process.

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

Municipal Services: Monthly Report

The following Committee liaison reports were provided:

Committeeman Marino:

Solid Waste/Recycling; Provided monthly recycling, bulk and solid waste numbers. Noted Clean Communities Day is upcoming and County Clean Communities is April 22nd. There has been a decrease in rejected contaminated recycling. JLUB; Special Projects. JLUB meeting has been cancelled. Summit Ventures sidewalk easement should begin soon.

Committeewoman Minhas:

Municipal Alliance; No report. Recreation: Upcoming events include Egg Scramble, Daddy Daughter Dance and Mother Son mixer. Committeeman Nocentino added that the Bingo Night was well attended and fun. Social Media/IT: No Report

Committeeman Nocentino:

Municipal Services; 30 zoning permits and 7 violation notices were issued-month of January. Public Works is working on fields for sports openings. Env. Commission; No meeting was held. Advised of school tree planting schedule. Reaching out for proposals on security cameras. Noted that complaints have been received regarding construction debris from the High Hill Road warehouse construction site. The Administrator/Clerk noted that the developer has received violation notices from Gloucester County Soils.

Deputy Mayor Callahan:

Educational Partners (SWSD/KRSD); The Kingsway District is conducting Strategic Planning forum which will share information on a five year plan, and gather feedback from the students, staff and parents. Kingsway Live is scheduled for February 24th. STEM Night for students K-5 is scheduled for March 2nd, to get the younger students interested in the STEM Program and other types of discipline. Jazz Bistro is scheduled for March 3rd. A Regionalization Study will be undertaken to look at creating an entire K-12 District including Logan Township. Information is on the school website. Resident Communications; Productive meeting was held with residents of High Hill Estates to discuss the No Parking areas. Park Utilization

Mayor Frederick:

Administration; Looking at various options for the 2023 municipal budget with the CFO. Public Safety: No Report

There was no old business.

Under new business, Mayor Frederick advised of a meeting held with Kingsway IT regarding a cost saving measure to replace outdated phone system.

Mayor Frederick further discussed the advantage of the PILOT Ordinance 2023-09 in that the developer will be providing the funding for township pickle ball courts, and requested a motion to authorize the engineers to prepare a quote for specifications and project management. So moved Committeeman Marino. Committeewoman Minhas seconded.

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

Motion was made by Committeewoman Minhas and seconded by Committeeman Nocentino to open the second public portion. All were in favor.

Jordan Schlump, 10 Wilshire Blvd. noted that the Four Seasons HOA should be kept apprised of the new storm water responsibilities. The Township Engineer advised that HOA's have maintenance and inspection responsibilities.

Stephanie Byrwa, 32 Spring Hill Drive asked status of the light at Locke Avenue and was told that the developer awaits NJDOT approval in order to begin. She also advised of speeding issues on Garwin Road.

The Police Chief responded that the department is collecting speed data there.

Resident of 714 Lois Drive in Monroe Township presented information on cat Trap/Neuter/Vaccinate/Release programs. Mayor Frederick suggested that a favorable sample ordinance be provided for Committee consideration.

Hearing no further public comment, motion was made by Committeewoman Minhas and seconded by Committeeman Marino to approve the following minutes:

January 17, 2023 and Executive Session

February 6, 2023 and Executive Session

Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES (Abstain from minutes of 2/6/23), Frederick: YES Motion carried

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to approve the bill list and purchase orders as presented.

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

Motion was made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to adjourn the meeting. All were in favor.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio Recording on file