

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
APRIL 17, 2023**

The meeting was called to order by Mayor Craig Frederick at 6:34 p.m.

Mayor Frederick made the following statement:

The April 17, 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: ABSENT Nocentino: PRESENT
Callahan: PRESENT Frederick: PRESENT

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

Those present saluted the American Flag.

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

Mayor Frederick advised of the rules and protocols for public session discussion.

Joshua Kirsch, 51 Cassandra Lane, advised that he moved to Woolwich in February, 2023 having been drawn to Woolwich Township by its rural caricature and green spaces, and was dismayed to learn of plans to construct 2.1 million sf of warehousing behind his development. He warned that the township may expect increased tax revenue that will not materialize due to fleeing residents. He suggested that planned growth and development should be symbiotic with the surroundings, and that the township should set boundaries and prohibitions.

Mayor Frederick replied that the Township has put much effort into farmland and open space preservation, the expansion of township parks and zoning to attract other types of commercial development.

Mr. Kirsch stated that you cannot offset quality development with mega warehouses. Her asked that5 the township be long sighted and consider solutions that work with the community, impose restrictions and make development palatable.

Hearing no further public comment, Committeeman Marino moved to close the public portion. Deputy Mayor Callahan seconded. All were in favor.

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

2023-11 An Ordinance of the Township Committee Amending the Woolwich Township Code of Ordinances to Repeal Chapter 103 Flood Damage Prevention; To Adopt a New Chapter 103; to Adopt Flood Hazard Maps; to Designate a Floodplain Administrator; and Providing for Severability and Effective Date

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

There were no public comments

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

Motion to adopt: Callahan Second: Marino

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

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

2023-12 Ordinance of the Township of Woolwich Amending Chapter 203, Section 39, Entitled “5A Acre Residential District” in Accordance with the 2022 Master Plan Re-Examination

Committeeman Marino moved to introduce the Ordinance, saying that it has been a long time coming, and thanked everyone for bringing it forward to resolution. Deputy Mayor Callahan seconded.

Mayor Frederick explained that the Transfer of Development Rights (TDR) Program has locked landowners for many years. He added that the TDR 2022 Master Plan Re-examination process brought this forth and discussions were held as to continuing to preserve open space through adoption of Five Acre cluster development on prior TDR sending parcels. He added that since the Program impacted landowners, some landowners attended meetings to consider and provide comments on the proposed zoning change.

Mayor Frederick further advised that this Ordinance and others to be introduced at the May 1st meeting will be forwarded to the Joint Land Use Board for their review and consideration, and then back to the Township Committee for public hearing and adoption on May 15th.

Mayor Frederick requested a roll call for Ordinance 2023-12.

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

Deputy Mayor Callahan moved to approve a consent agenda for resolutions R-2023-101 through and including R-2023-109. Committeeman Marino seconded. All were in favor.

R-2023-101 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2023-102 Resolution of the Township of Woolwich Authorizing a Change of Scope to the Remington and Vernick Engineer Contract for Oliphants Mill Road

R-2023-103 Resolution Authorizing Street Opening Permit to South Jersey Gas-44 Embassy Drive

R-2023-104 Resolution Making a Professional Services Appointment-Public Defender

R-2023-105 Resolution Authorizing the Proposal of Bowman and Company to Reconcile the Woolwich Township General Ledger

R-2023-106 Resolution Agreeing to the Termination of a Shared Service Agreement Between the Township of Woolwich and the Borough of Swedesboro-Uniform Construction Code Services

R-2023-107 Resolution Authorizing Execution of Redevelopment Agreement with Paulsboro Road AP, LLC for Block 14, Lot 2

R-2023-108 Resolution Authorizing an Agreement between the Township of Woolwich and the Chestnut Ridge Homeowners Association LLC as to Certain Improvements within said Development

R-2023-109 Resolution Referring Several Zoning Ordinances to the Joint Land Use Board for Review and Consideration

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to adopt resolutions R-2023-101 through and including R-2023-109.

Committeeman Nocentino asked if the Township will incur any added liabilities through the adoption of resolution R-2023-108 and was told there will be no further liabilities.

Mayor Frederick then advised that resolution R-2023-107 required some last minute investigations that confirmed landscaping to be sufficient, and that drainage will need to conform to storm water management procedures.

Mayor Frederick requested a roll call vote on resolutions R-2023-101 through R-2023-109.

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

The following reports were provided for the month of March:

Tax Collector: \$464,548.26 remitted

Woolwich Fire Company: Monthly Report

Police: Monthly Report

Chief Morgan advised that the 2023 Youth Academy will be held the week of July 24th for children aged 11-14 residing in Woolwich, Swedesboro, East Greenwich, S. Harrison and Logan Township. Chief Morgan thanked local businesses for donations towards the camp which total \$6,800.

Township Engineer: Monthly Report

Jake Schwartz, Township Engineer reported that Warrington Mill Lake has been lowered, and a fish salvage took place. Swedesboro Avenue bids will be received on April 26. The landowner along Viereck Road was provided a sketch of the NJDOT 2022 project limits for review of needed easements and are awaiting a response. Requesting authority to begin the High Hill Shared Use Path project specs. List of action items was forwarded to the Administrator as to Tier A storm water compliance. Working out details for pickle ball courts.

Dan Vechesky advised that the sidewalk at Auburn Chase has been replaced.

Mr. Vechesky further advised that he has spoken with JP Orleans in regards to final road coat on Lexington Mews Drive.

Precision Land: Monthly Sewer Project Update

Mr. Shawl provided his report on sewer installation, noting that the GCUA connection requires some work. He further advised that punch lists will be issued for work on and around Kings Hwy. in East Greenwich.

Administrator's Report: Monthly Report
The Administrator/Clerk presented her report as self-explanatory.

Municipal Services: Monthly Report

The following Committee liaison reports were given:

Committeeman Marino:

Solid Waste/Recycling; Reported on collection numbers and noted that 92% of recycling loads were tagged for plastic contamination. JLUB; No report. Special Projects: Discussed 3 possible locations for speed bumps on Frederick Blvd. and 1 location on Bunker Hill. The project can be done through the County pricing Co-Op. Deputy Mayor Callahan asked if the township could install temporary speed humps, and was told that they would not be sufficient to address speeding.

After discussion it was determined that the Township will move forward with 3 on Frederick only. A formal resolution will be provided at the May 1st meeting.

Committeewoman Minhas:

In the absence of Committeewoman Minhas, the Mayor advised that approximately 300 children attended the Egg Scramble. Movie night was also held. Fun Day is scheduled for May 20, from 11 a.m.- 4:00 p.m. Activities are geared towards children under 12. There will be no fireworks. Parks and Rec is also planning a River Lady Cruise on June 20th. The Mother-Son mixer was also a success.

Municipal Alliance; No report:

Committeeman Nocentino:

Municipal Services; 49 zoning permits and 4 zoning violations were issued. P/W continues work at the park and municipal grounds. High Hill Estates paint removal is being undertaken. Env. Commission; Trees have been planted at the school. Swedesboro is undertaking work along the creek on Glen Echo Ave. The Borough is also planning raised bed gardens at the Auction Park. The Woolwich Community Garden is almost completely occupied. Social Media/IT; No report.

Deputy Mayor Callahan:

Educational Partners (SWSD/KRSD); S/W District have unveiled their budget, but details are not yet known. The Kingsway District has a \$1.6 million increase. Additional state aid has increased the district to 96.6% of full funding. The district will have 3 new full time positions, upgrades to classrooms and new courses offered. The district has a net gain of 28 new students. Resident Communications; Park Utilization; Minor improvements to dugouts etc. at Locke Park are underway.

Mayor Frederick:

Administration; Reviewed court numbers. Working on budget detail and balancing the General Ledger. Public Safety: noted receipt of the March police report

The Committee discussed the status of the Oliphants Mill Road bridge and dam, noting that a meeting was held with all to discuss moving forward with an Agreement to address the needed repairs to the dam, bridge and roadway. The County Solicitor will reach out to NHJDEP Dam Safety regarding permitting, drafting an MOU, then provide cost estimates for both repairs or decommissioning the dam. Committeeman Nocentino asked if timing is known and was told not at this time.

Mayor Frederick also advised that two new commercial facilities recently opened in the Center Square Plaza. Shop Rite will open in May.

Under new business, Mayor Frederick advised that two new commercial facilities recently opened in the Center Square Plaza. Shop Rite will open in May.

Also under new business, the Mayor advised that the owners of BarnCo on Rt. 322 contacted the Administrator to see if the Township is interested in selling the lot adjoin theirs aka Block 11, Lot 29. It is a .1 acre property with minimal assessment.

Solicitor DeMarcantonio advised that the Township would have to offer the parcel for sale to all of the adjacent parcel owner. She further advised of process for seeking bids.

Committeeman Nocentino asked what the parcel is zoned and was told it is in the CC zone.

Motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to proceed to sale.

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

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

Hearing no comment, the public portion closed upon a motion by Committeeman Marino and seconded by Deputy Mayor Callahan. All were in favor.

Deputy Mayor Callahan moved to approve the minutes of March 20, 2023 Regular Meeting and Executive Session and April 3, 2023 Regular Meeting. Committeeman Marino seconded. All were in favor.

Committeeman Marino moved to approve the bill list and purchase orders presented by the finance office. Deputy Mayor Callahan seconded.

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

Motion carried

With no further matters, motion was made by Committeeman Marino and seconded by Committeeman Nocentino to adjourn the meeting. All were in favor.

The meeting adjourned at 7: 31 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file