

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
MAY 15, 2023**

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

Mayor Frederick made the following statement:

The May 15, 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 Solicitor DeMarcantonio and Administrator/Clerk DiBella.

Those present saluted the American Flag.

Mayor Frederick stated that certain Ordinances on the agenda related to TDR Repeal and Master Plan reexamination would be listed for reintroduction with amendments and/or tabled, to allow for adoption of all on June 5th subsequent to review by the Joint Land Use Board.

Committeeman Nocentino moved to open the meeting to public comment. Committeewoman Minhas seconded. All were in favor.

Joe Maugeri, 1964 Oldmans Creek Road provided comment on Ordinance 2023-12 as to requiring maintenance plans for all uses associated with cluster development, advising that it would be no maintenance necessary for lands actively farms.

Erin Simone, Woolwich Redevelopment Counsel read the wording within Ordinance 2023-12 and discussion ensued among the Committee, Ms. Simone and Mr. Maugeri.

Mr. Maugeri noted that lands acquired at the TDR Auction do not require a maintenance plan, and asked why this process should.

Further discussion was held.

Mayor Frederick advised that a motion could be made to amend the Ordinance with wording as to maintenance of agricultural land and open space.

Jordan Schlump, 10 Wilshire Blvd. noted the reference to "greenlands" within the cluster ordinance, and asked if a developer builds in cluster with greenlands surrounding development, would it be considered tillable soil or greenway. Mayor Frederick advised that there are numerous uses for open lands within the Ordinance.

Mr. Schlump stated that he hopes the Township does not consider taking on the responsibilities for maintaining and more open space, and that maintenance is better served by an HOA. Mr. Schlump then inquired as to the township and state funding utilized in the TDR Auction. Mayor Frederick advised that

the Township recently sent a letter to the State Agriculture Board advising them that the states funding share was utilized for preservation, which was the purpose intended. No response has been received for the state.

Mayor Frederick further advised that the Township will be promoting the Farmland Preservation Program once TDR has been repealed.

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

The following action took place on Ordinances previously introduced at the May 1, 2023 meeting:

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 reintroduce Ordinance 2023-12 with an amendment to stating that agricultural lands be waived from maintenance plan requirement. Committeewoman Minhas seconded.

Committeeman Nocentino asked who would be responsible for maintenance if ag lands are left fallow.

Solicitor DeMarcantonio replied that there would be an exemption for active agricultural purposes.

Discussion ensued regarding allowing farmland to return to a natural state.

Committeeman Marino asked that it be made clear in the Ordinance for the protection of the property owner.

For clarification, Committeeman Nocentino stated that agricultural use would alleviate the need for a maintenance plan.

Roll Call on Ordinance 2023-12:

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

2023-13 Ordinance of the Township of Woolwich Amending Chapter 95 Entitled “Fees” in Accordance with the 2022 Master Plan Reexamination

Motion to table: Nocentino Second: Marino

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

2023-14 Ordinance of the Township of Woolwich Repealing the Transfer of Development Rights Ordinances and Amending Chapter 203 Entitled “Zoning” in Accordance with the 2022 Master Plan Reexamination

Committeewoman Minhas moved to reintroduce Ordinance 2023-14. Committeeman Marino seconded.

Committeeman Nocentino asked for clarification as to agricultural setbacks. Ms. Simone advised that the setback for agricultural is 100 ft. with a 50 ft. yearly vegetative screen.

Roll Call on Ordinance 2023-14:

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

2023-15 Ordinance of the Township of Woolwich Amending Chapter 203, Section 35 Entitled “Zoning Map” in Accordance with the 2022 Master Plan Reexamination and as Permitted Under 40:55D-32

Committeewoman Minhas moved to table the Ordinance. Committeeman Marino seconded.

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

2023-16 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Adopting an Amendment to the Kings Landing Redevelopment Plan

Committeewoman Minhas moved to table the Ordinance. Committeeman Nocentino seconded.

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

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

2023-17 An Ordinance of the Township of Woolwich, County of Gloucester, State of New Jersey Approving the Application and Financial Agreement for a Long Term Tax Exemption with Paulsboro Road AP Urban Renewal LLC for Block 14, Lot 2 on the Official Tax Map

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

There were no public comments

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

Motion to adopt 2023-17: Callahan Second: Marino

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

Committeeman Marino moved to approve a consent agenda for resolutions R-2023-125 through R-2023-138 with the exception of Resolution R-2023-129. Committeewoman Minhas seconded. All were in favor.

Motion was made by Committeewoman Minhas and seconded by Committeeman Marino to adopt Resolutions R-2023-125 through R-2023-138 with the exception of R-2023-129.

R-2023-125 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2023-126 Resolution of the Township of Woolwich Authorizing Remington and Vernick Engineers to Conduct an Analysis for the Placement of Flashing Traffic Signals at the Location of the Kingsway Regional School District

R-2023-127 Resolution of the Township of Woolwich Authorizing the Quote of Alaimo Group for Engineering Towards the Design, Public Bidding and Construction Management for the Development of Pickle Ball Courts

R-2023-128 Resolution Authorizing Renewal of Plenary Retail Distribution Liquor License #0824-44-004-004 to JSSB, LLC.

R-2023-130 Resolution of the Township of Woolwich, County of Gloucester, Adopting an Affordable Housing Affirmative Marketing Plan

R-2023-131 Resolution of the Township of Woolwich Authorizing the Endorsement of “Statement of Consent” Form-Villages II, Sections 1.5 and 1.6

R-2023-132 2023 Emergency Temporary Budget NJSA 40A:4-10

R-2023-133 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-134 Resolution Authorizing Renewal of Plenary Retail Consumption Liquor License #0824-33-002-008 to Earl Rode Jr., Inc.

R-2023-135 2023 Municipal Budget Introduction Resolution

R-2023-136 Resolution Referring Ordinance 2023-14 to the Joint Land Use Board for Further Review and Consideration

R-2023-137 Resolution of the Township of Woolwich Authorizing the Assignment of the 2nd Redevelopment Agreement and Financial Agreement Between the Township of Woolwich and Paulsboro Road AP Urban Renewal, LLC

R-2023-138 Resolution Authorizing Form of Covenants and Restrictions with Paulsboro Rd AP, LLC for Block 14, Lot 2

Committeeman Nocentino referred to resolution R-2023-127 asking if there is the consideration of developing a multi-use court. Mayor Frederick replied that we are beyond the point of changing the scope now, but that there is remaining land that can be developed for recreation in the future.

Mayor Frederick also advised that the 2023 Municipal Budget is being introduced as a whole via Resolution R-2023-135. He noted that the budget represents a 0 tax increase. The budget also provides for 2 police officers, an increase to the Environmental Commission budget, salary and benefit adjustments, increased debt service and pension increases. He noted that the budget will be slated for public hearing and adoption on June 19th.

Roll Call on Resolutions R-2023-125 through R-2023-138 with the exception of R-202-129:

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

Committeeman Marino moved to table resolution **R-2023-129 Resolution of the Township of Woolwich, County of Gloucester, Adopting an Amended Round 3 Affordable Housing Spending Plan and Requesting Judicial Review and Approval of Same.** Deputy Mayor Callahan seconded.

Mayor Frederick noted that the resolution is necessary for the Township's Affordable Housing Compliance Hearing and requires the approval of the Fair Share Housing Center prior to adoption

Roll Call to table resolution R-2023-129:

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

The following departmental reports were given for the month of April:

Tax Collector: \$8,425,669.51 remitted

Woolwich Fire Company: Monthly Report

In the absence of the Fire Chief, Mayor Frederick noted a total of 57 calls for service. Noted that the Fire Company is developing a 3-5 year capital plan. The Woolwich Fire Company will celebrate its 125 year anniversary. Several events are being planned to acknowledge the anniversary.

Police: Monthly Report

Deputy Chief Massing reported Officer Grubb as "Officer of the Quarter." Several other officers received recognition for positive actions on behalf of the department.

Township Engineer: Monthly Report

Mill Dam lowered. Fish salvage complete. Swedesboro Avenue bids were received and awarded to Arawak Paving. Engineer will begin the High Hill Road trail extension project effort. Viereck Road plans require property owner easement. No response from property owner. Engineer will follow up. Township map update has been completed and is under review. Pickle Ball Court design is in progress.

Mayor Frederick noted that the Locke Avenue Park expansion project is getting closer, with all NJDEP permit reviews to be completed by the end of June. Hopefully the project will be ready to bid by the end of August.

Committeeman Nocentino inquired as to the final paving of Lexington Mews. The engineer responded that he has reached out to the developer and not received a response. He suggested calling the bond. The Solicitor will begin that process.

Precision Land: Monthly Sewer Project Update

Potential for going live in about one month. Working with East Greenwich residents in regards to property remediation.

Administrator's Report: Monthly Report

The Administrator/Clerk presented her report as self-explanatory. There were no questions from the Committee.

Municipal Services: Monthly Report

The following Committee liaison reports were provided:

Committeeman Marino:

Solid Waste/Recycling; Advised of Clean Community Cleanup that resulted in 90 volunteers picking up 58 bags of trash. There were 262 bulk collections, 138 metal collections and 43 extra cardboard collections in the month of April. JLUB; Due to the absence of Committeeman Marino at the last JLUB meeting, Mayor Frederick noted that the JLUB heard an application for a fence variance and reviewed the upcoming JLUB meeting schedule. Special Projects: To be provided later in the meeting.

Committeewoman Minhas:

Municipal Alliance; No report. Recreation: Family Fun Day to be held on May 20-designed for families with small children. Mayor Frederick noted the need for volunteers.

Committeeman Nocentino:

Municipal Services; Noted that 27 zoning permits and 8 zoning violation notices were issued in the month of April. Small additions are being made to playing fields. Four properties were mowed and will

receive liens. Illuminated stop signs were added to the intersection of High Street and Rt. 538. Env. Commission; Tree planting was conducted at the S/W School District. The school will handle the maintenance. The Commission will continue to discuss recycling issues and planning for the community garden in Swedesboro. Social Media/IT: No report.

Deputy Mayor Callahan:

Educational Partners (SWSD/KRSD); Swedesboro/Woolwich School District received a \$1.762 million increase in aid. The tax impact will be reduced \$47 decrease in the average home. Resident Communications; No report. Park Utilization: No report.

Mayor Frederick:

Administration; Municipal Court heard 922 cases to date, 231 heard in April, with 213 of those for moving/parking. Public Safety: Police report provided.

Under old business, Committeeman Marino as to the status of the Frederick Blvd. speed humps for which additional quotes are being sought.

Committeeman Marino also advised that he reviewed Long Leaf Lane with Chief Morgan and potential stop signs at certain locations to assist with speed control. He noted that the plan will be easy and inexpensive to fix. An Ordinance may be presented in June to adopt the stop locations.

Also under old business, Mayor Frederick discussed the intersection of Paulsboro Road and Kings Hwy as a possible location for a turn lane and traffic signalization. Discussion ensued among the Committee with the suggestion made to prepare a letter of request to Gloucester County.

Mayor Frederick advised that the executive session was removed from the agenda.

There was no new business. Committeeman Nocentino moved to open the meeting to public comment. Deputy Mayor Callahan seconded. All were in favor.

Jordan Schlump, 10 Wilshire Blvd. inquired as to doing away with standalone affordable housing and have COAH housing mixed with market rate homes.

Mayor Frederick replied that the Township is on compliance for this round.

Mr. Schlump then noted the number of vehicles utilizing the Inspira complex as a pass through to bypass traffic lights. He suggested "No Drive Thru" signage.

Mayor Frederick said he would discuss with the police department.

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

Committeeman Marin moved to approve the minutes of April 17, 2023 Regular Meeting and May 1, 2023 Regular Meeting and Executive Session.

Marino: YES, Minhas: YES (abstain from minutes of 4-17-23), Nocentino: YES, Callahan: YES, Frederick: YES Motion carried

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to approve the bills and purchase orders.

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

Motion carried

With no further business, Committeeman Marino moved to adjourn the meeting. Committeeman Nocentino seconded. All were in favor.

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim.
Audio recording on file.