

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
JUNE 5, 2023**

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

Mayor Frederick made the following statement:

The June 5, 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 presented Certificates of Appreciation to Public Works employee's Brian Slusar and Ed Barber, Jr. for assisting a stranded motorist in an unsafe traffic environment.

Mayor Frederick noted that the Ordinances to be considered on the agenda are the result of the Master Plan review and repeal of the Transfer of Development Rights (TDR) Program. He added that public hearings will be conducted prior to adoption in the event that anyone would like to comment.

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

Hearing no public comment, motion was made by Committeeman Marino and seconded by Committeewoman Minhas to close the public portion. All were in favor.

Mayor Frederick read the following Ordinances by title only upon second 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

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

Joe Maugeri, 1964 Oldmans Creek Road discussed Item #11 of the Ordinance that requires a 300 ft. buffer between open space/ag lands and wetlands. He advised that a 300 ft. buffer of farmland takes away cropland and therefore income.

Mayor Frederick suggested moving forward with adoption that evening with modifications to the Ordinance exempting lands that are actively being farmed made at the next meeting to address the concerns.

There were no further public comments.

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

Motion to adopt: Minhas Second: Callahan
Roll Call: 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 open public hearing: Marino Second: Minhas All in favor
There were no comments.
Motion to close the public hearing: Marino Second: Callahan All in favor
Motion to adopt: Callahan Second: Marino
Roll Call: 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

Motion to open public hearing: Marino Second: Callahan All in favor
There were no comments.
Motion to close the public hearing: Marino Second: Minhas All in favor
Motion to adopt: Marino Second: Frederick
Roll Call: 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

Motion to open public hearing: Minhas Second: Marino All in favor
There were no comments.
Motion to close the public hearing: Marino Second: Callahan All in favor
Motion to adopt: Minhas Second: Callahan
Roll Call: 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

Motion to open public hearing: Marino Second: Callahan All in favor
There were no comments.
Motion to close the public hearing: Callahan Second: Marino All in favor
Motion to adopt: Minhas Second: Marino
Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES Motion Carried

Mayor Frederick advised that next steps will be a 20 day estoppel period until official and amendment to Ordinance 2023-12 regarding agricultural wetland buffers to be introduced on June 19th.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Marino to authorize a consent agenda for resolutions R-2023-129 and R-2023-139 through and including R-2023-143. All were in favor.

Committeewoman Minhas moved to adopt resolutions R-2023-129 and R-2023-139 through 143. Committeeman Marino seconded.

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
Previously tabled

R-2023-139 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

R-202-140 Resolution of Support Regarding NJDOT Traffic Order Regulation Establishing Right Turn Only Exit Driveway to US Rt. 322 from Commodore Business Center

R-2023-141 Resolution Authorizing Performance Bond Reduction No. 1-Villages I Section 4.2

R-2023-142 Resolution Authorizing Renewal of Plenary Retail Consumption License #0824-33-003-002 to Center Square Tavern, LLC

R-2023-143 Resolution Authorizing Execution of Redevelopment Agreement with CP Woolwich Urban Renewal, LLC for Block 28.04, Lot 7

Mayor Frederick noted that resolution R-2023-129 is regarding the Woolwich Township COAH Spending Plan for affordable housing. He noted that some affordable housing costs will be spent from the COAH Trust Fund but will be reimbursed once the units are in operation. He added that the Township is in COAH compliance until 2025.

Roll Call on resolution R-2023-129 and R-2023-139 through and including R-2023-143

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

Under old business, Mayor Frederick advised of the recent settlement on the Nike Base property through which \$2.7 million will go into operating funds to regain surplus and provide additional benefits.

Also under new business, Deputy Mayor Callahan provided an update to the Kingsway District's request for flashing signals on Kings Highway fronting the campus.

The Township had authorized its traffic engineer to conduct a study and make recommendations. Those finds were that north and south bound speed limits are in conflict. They further recommend a full traffic study, taking volume, speed and crash history into consideration, and that changes be in accordance with NJDOT and MUTCD regulations. The cost would be \$20,000-\$60,000. He asked if the Committee wished to consider a full study.

Mayor Frederick suggested that the township meet with Kingsway administration as to the potential for shared costs.

Brief discussion was held as to any available grants from state and county. It was also suggested that if a study is authorized, that it include the Garwin/Rt. 322 intersection also.

A follow up meeting will be scheduled with the District.

Committeeman Marino also provided an update to the installation of speed humps at 3 locations on Frederick Blvd. The Township received quotes from South State and R.E. Pierson. He asked if the

Committee wished to authorize the quote of R.E. Pierson. Mayor Frederick suggested that action be deferred to the 6-19 meeting subject to a Certification of Funds from the CFO.

Committeeman Marino then provided an update to the stop areas posted on Long Leaf. Mayor Frederick advised that an Ordinance to enact the stop locations will be introduced at the next meeting.

Mayor Frederick then advised of the need to alert land owners to the repeal of the TDR Program and advise them that the County/State Farmland Preservation program is again an option. The letter will be drafted over the next two weeks.

Under new business, the Committee reviewed and discussed a priority road repair list in preparation for the 2024 NJDOT municipal aid grant opportunity.

It was decided to apply for funding on Garwin Road (from Kings Hwy. to Mill Road) as well as Colony Place and Colony Court.

Committeeman Marino suggested that a drainage area on Garwin Road be a part of the project.

Mayor Frederick Then advised that he will conduct a town hall meeting on June 7th at 6:30 p.m. to listen to the public concerns, input and answer their questions. Committeeman Marino offered to attend along with the Mayor.

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

Resident of 154 Erica Court advised the Committee of various sight triangle issues at Paulsboro Road and Back Creek Road where they intersect with Kings Hwy.

Mayor Frederick advised that the Township has requested that the County consider a traffic signal at Paulsboro Road and Kings Hwy. He further stated that Public Works will also take a look at a landscaping berm at Erica and Back Creek that also present sight obstruction.

Ann Dorsett, 169 Russell Mill Road thanked the Committee for their time, effort and expertise to move the community away from TDR.

Hearing no further public comment, the public portion closed upon a motion by Committeeman Marino, seconded by Committeewoman Minhas and unanimously approved.

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

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

The meeting adjourned at 7:23 p.m. upon a motion by Committeewoman Minhas, seconded by Committeeman Marino and unanimously approved.

Respectfully Submitted, Jane DiBella, Administrator/Clerk
Minutes not verbatim. Audio Recording on file.