

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
SEPTEMBER 5, 2023**

Call to order:

The September 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:

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.

Oath of Office- Adam Taliaferro

Recognition-Andrew Duffy

Recognition-Ann Dorsett

Ordinances:

2023-24 An Ordinance of the Township of Woolwich Amending Chapter 203-62 of the Code of the Township of Woolwich Entitled "Livestock, Animals and Fowl" to Delete the Reference to Bees
Second Reading/Public Hearing

2023-25 An Ordinance of the Township of Woolwich Amending Chapter 109 of the Code of the Township of Woolwich Entitled "Grading Plans", Specifically Section 109-7 Entitled "Permit and Review Fees"
Second Reading/Public Hearing

2023-26 An Ordinance of the Township of Woolwich Creating the Position of Deputy Administrator
First Reading/Introduction

2023-27 An Ordinance of the Township of Woolwich Amending the 2023 Salary Ordinance of the Township of Woolwich
First Reading/Introduction

2023-28 An Ordinance of the Township of Woolwich Adopting Revisions to the Personnel Policy and Procedures Manual for the Township of Woolwich
First Reading/Introduction

Resolutions:

R-2023-187 Resolution Authorizing Cancellation/Refund Amendment to Resolution R-2023-171

R-2023-188 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-189 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-190 Resolution of the Township of Woolwich Making Elevations within the Woolwich Township Police Department

R-2023-191 Resolution of the Township of Woolwich Authorizing In Rem Foreclosure Action

R-2023-192 Resolution Amending R-2023-157 Regarding In-Rem Foreclosure Costs

R-2023-193 Resolution Authorizing Contract with MuniReg to Conduct Vacant Property Registration

R-2023-194 Resolution Authorizing Bond Reductions on Villages II, Sections 1.2 and 1.3

R-2023-195 Resolution Making an Appointment to the Woolwich Township Joint Land Use Board to Fill a Vacancy

R-2023-196 Resolution Authorizing the Release of Maintenance Bond #CM100313M as Posted for Villages I, Section 2.5B, Basin F-Maintenance

R-2023-197 Resolution Authorizing Totally Disabled Veteran Deduction

Old Business: COAH Compliance

New Business: Town Hall Mtg.
Committee Liaison Appointments

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.

R-2023-198 Resolution for Closed Session Contractual Matters: Rt. 322 Development
Potential Litigation: Lexington Mews
Personnel: Police Matter

R-2023-169 Resolution Authorizing Execution of Redevelopment Agreement with 2024 Oak Grove Road, LLC for Block 11, Lots 6, 6.01, 6.02, 6.03, 6.04, 7, 11, and 11.01 (Previously Tabled)

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.

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 203-62 ENTITLED
"LIVESTOCK, ANIMALS AND FOWL" TO DELETE THE REFERENCE TO BEES**

2023-24

WHEREAS, N.J.S.A. 40:48-1.5 provides in part that no municipality may adopt an ordinance, resolution, rule or regulation concerning the breeding or keeping of honey bees or any activities related thereto; and

WHEREAS, Chapter 203-62 B.(1) of the Code of the Township of Woolwich reads as follows:

The keeping of livestock, animals and fowl shall be subject to the following special requirements:

(1)

Livestock, poultry, rabbits, bees and domestic pets may be kept by the resident on the premises where he resides, provided that said activities are primarily for personal, noncommercial purposes and said premises, exclusive of the residence portion, have a lot area of not less than two acres. The number of livestock per acre (exclusive of a minimum area of one acre devoted to residential use) shall not exceed one adult horse or cattle or two adult sheep or goats with their young under six months of age. Kennels are prohibited; and

WHEREAS, local bee keeping Ordinances are preempted by State Law;

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

SECTION I AMENDMENT

Chapter 203-62 Section B.(1) of the Code of the Township of Woolwich be and is hereby amended to delete the word "bees".

SECTION II INCONSISTENCY

All Ordinances or parts of Ordinances that are inconsistent with the terms of this Ordinance are hereby repealed to the extent of their inconsistency.

SECTION III Effective Date

This Ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

TOWNSHIP OF WOOLWICH

Attest: _____
Jane DiBella, 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 21st day of August, 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 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Township Clerk

AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING CHAPTER 109 OF THE CODE OF THE TOWNSHIP OF WOOLWICH ENTITLED "GRADING PLANS, "SPECIFICALLY SECTION 109-7 ENTITLED "PERMIT AND REVIEW FEES"

2023-25

WHEREAS, it is necessary and advisable for the Township of Woolwich to conduct periodic review of laws, fees, and procedures within the Township of Woolwich as set forth within the Woolwich Township Code; and

WHEREAS, the Township Committee of the Township of Woolwich finds it to be in the best interest of the Township to increase the fees set forth in Chapter 109 of the Woolwich Township Code entitled "Grading Plans", specifically Section 109-7 entitled "Permit and Review Fees" should be amended;

NOW THGEREFOR BE IT ORDAINED by the Township Committee of the Township of Woolwich as follows:

SECTION I. Amendment

That Chapter 109 of the Woolwich Township Code entitled "Grading Plans", specifically Section 109-7 entitled "Permit and Review Fees" shall be amended to read as follows:

§ 109-7. Permit and review fees.

The person to whom this chapter applies must pay the following fees for application, review and inspection of the site.

- A. Application fee: \$50.
- B. An escrow fee in the amount of \$300, per lot, shall be paid at the time of submission of a grading plan for the Township Engineer's review. In the event that the escrow fee is insufficient to cover vouchers submitted by the professional, the applicant shall be required to submit additional sums.
- C. Inspection fees. An inspection fee of \$200 per lot for subdivisions shall be submitted by the applicant to be utilized for the payment of the Township Engineer's inspection of the site in accordance with this chapter. In the event that the fee is insufficient to cover vouchers submitted by the professional, the applicant shall be required to submit additional sums.
- D. Reinspection. A fee of \$100 shall be paid to the Township of Woolwich for any reinspection of a grading plan in the event the initial inspection shall reveal errors/omissions and construction not in accordance with the filed plan. Each reinspection shall be charged \$100 and shall be paid at the time of the request for any reinspection. In the event that the fee is insufficient to cover vouchers submitted by the professional, the applicant shall be required to submit additional sums.
- E. No certificate of occupancy shall be issued until the grading plan shall have been

submitted and finally approved as built.

- F. All application and escrow fees paid under this chapter shall be paid to the Treasurer of Woolwich Township.

SECTION II REPEALER

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

SECTION III EFFECTIVE DATE

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

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, 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 21st day of August, 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 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Township Clerk

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH, COUNTY OF
GLOUCESTER AND STATE OF NEW JERSEY CREATING THE POSITION OF
DEPUTY ADMINISTRATOR**

ORDINANCE NO. 2023-26

**BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF
WOOLWICH AS FOLLOWS:**

WHEREAS, Woolwich Township Code Chapter 29 entitled “Officers and Employees” establishes various positions within the Township of Woolwich; and

WHEREAS, the Woolwich Township Committee has determined the need to create the position of Municipal Deputy Administrator; and

WHEREAS, this position shall be created via the adoption of this Ordinance and codified as an Article to be included within Chapter 29; and

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Woolwich that the following be inserted into Chapter 29 of the Woolwich Township Code to be noted as “Deputy Administrator”:

ARTICLE I. Deputy Administrator

Section 1. There is hereby established the position of “Deputy Administrator” whose duties are set forth herein. Compensation for the position of “Deputy Administrator” shall be set annually in the Woolwich Township Salary Ordinance.

Section 2. **Functions**

The Deputy Administrator’s function is to assist and support the Township Administrator in the day-to-day operations of the Township.

Section 3. Appointment

The Deputy Administrator is an annual appointment of the Mayor with the consent and advise of the Township Committee.

Section 4. Requirements

The Deputy Administrator shall have at a minimum three (3) years of supervisory experience in Municipal Government.

Section 5.

This Ordinance shall take effect after final adoption and publication as required by 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 5th day of September, 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 18th day of September, 2023 at the Woolwich Township Building, 120 Village Green Drive, Woolwich Township, New Jersey, beginning at 6:30 p.m.

Jane DiBella, Clerk

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH AMENDING THE 2023 SALARY ORDINANCE OF THE
TOWNSHIP OF WOOLWICH
2023-27**

WHEREAS, salaries for officers and employees of the Township of Woolwich are set by Ordinance, and were last adopted via the passage of Ordinance 2023-10; and

WHEREAS, the position of Deputy Administrator has been created; and

WHEREAS, it is necessary to amend the Salary Ordinance to account for said position;

NOW THEREFORE BE IT ORDAINED by the Township Committee of the Township of Woolwich that the 2023 Salary Ordinance of the Township of Woolwich is hereby amended as follows:

Deputy Administrator	\$15,000-\$20,000
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Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Administrator/Clerk

CERTIFICATION OF INTRODUCTION

The foregoing Ordinance was introduced and passed upon first reading by the Township Committee of the Township of Woolwich at a meeting conducted on the 5th day of September, 2023. It will further be considered for final adoption upon second reading and subsequent to a public hearing conducted on same at the next regularly scheduled meeting of the Woolwich Township Committee at which time and place any member of the general public may be heard. Said meeting to be held on the 18th day of September, 2023 at the Woolwich Township Municipal Building, 120 Village Green Drive, Woolwich Township New Jersey beginning at 6:30 p.m.

Jane DiBella, Administrator/Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich subsequent to a public hearing conducted on September 18, 2023.

Jane DiBella, Administrator/Clerk

**AN ORDINANCE OF THE TOWNSHIP OF WOOLWICH ADOPTING REVISIONS TO
THE PERSONNEL POLICY AND PROCEDURES MANUAL FOR THE TOWNSHIP
OF WOOLWICH
2023-28**

WHEREAS, in an effort to further define the employer/employee relations of Woolwich Township and to provide a more up to date and comprehensive policy to be utilized by the Township and its employees, and consistent with new State rulings, it is necessary to make amendments to the Woolwich Township Personnel Policy and Procedures Manual; and

WHEREAS, it is the intent of this manual to further goals and objectives of the township, including but not limited to;

1. To provide a uniform system of personnel administration throughout the township service
2. To ensure that recruitment, selection, placement, promotion, retention and separation of township employees are based upon employees qualifications and fitness, and are in compliance with all Federal and State laws
3. To assist department heads in the development of sound management practices and procedures, and to make effective, consistent use of human resources throughout the Township
4. To ensure, protect and clarify the rights and responsibilities of employees
5. To remain current with new Laws and Regulations of the State and Federal Governments.

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

SECTION 1.

That the Personnel Policy and Procedures Manual adopted by the Township of Woolwich, the latest amendment occurring in June, 2001, be and is hereby further amended and replaced with the new Personnel Policy and Procedures Manual as updated with certain amendments.

SECTION 2.

Should any section, subsection, paragraph, clause, sentence or other portion of this ordinance be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder of this ordinance.

SECTION 3.

Any and all Ordinances previously adopted that are inconsistent in whole or in part with this ordinance, are hereby repealed to the extent of their inconsistency.

SECTION 4.

This Ordinance shall become effective upon final adoption and publication in accordance with law.

TOWNSHIP OF WOOLWICH

Craig Frederick, Mayor

ATTEST: _____
Jane DiBella, Clerk

CERTIFICATION

The foregoing Ordinance was introduced by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of September, 2023. It will further be considered for final adoption upon second reading and subsequent to a public hearing to be conducted on such Ordinance, at the next regular meeting of the Woolwich Township Committee at which time and place any interested person(s) may be heard. Said meeting to be held on the 18th day of September, 2023 at the Woolwich Township Municipal Building, 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 at a meeting held on the 18th day of September, 2023.

Jane DiBella, Clerk

RESOLUTION AUTHORIZING CANCELLATION /REFUND-

AMENDMENT TO RESOLUTION R-2023-171

R-2023-187

WHEREAS, THE Township Committee of the Township of Woolwich adopted Resolution R-2023-171 on August 21, 2023 which incorrectly stated the amount of refund due for the refund and cancellation of 2nd Quarter taxes on Block 3.42, Lot 32 totally disabled veteran property; and

WHEREAS, the amount listed in R-2023-171 was \$661.42 and should be \$629.93;

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 make the adjustment noted above as an amendment to resolution R-2023-171.

Adopted this 5th day of September, 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 5th day of September 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING TOTALLY DISABLED VETERAN DEDUCTION
R-2023-188**

WHEREAS, certain disabled veterans are entitled to an exemption from payment of real estate taxes otherwise due pursuant to N.J.S.A. 54:4-3.30 et seq.; and

WHEREAS, the Gloucester County Tax Assessor has made a determination that **RICHARD A DIPALMA** qualifies for said exemption;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey, that it hereby authorizes the Woolwich Township Tax Collector to refund and /or cancel taxes as set forth below.

Block 28.36	Lot7	DiPalma, Richard	\$ 256.90 cancel 1 st qtr. 2024
			287.84 cancel 2 nd qtr. 2024

Approved as of February 2, 2023

Adopted this 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING TOTALLY DISABLED VETERAN DEDUCTION
R-2023-189**

WHEREAS, certain disabled veterans are entitled to an exemption from payment of real estate taxes otherwise due pursuant to N.J.S.A. 54:4-3.30 et seq.; and

WHEREAS, the Gloucester County Tax Assessor has made a determination that **LAMAR CURTS** qualifies for said exemption;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey, that it hereby authorizes the Woolwich Township Tax Collector to refund and /or cancel taxes as set forth below.

Block 36	Lot 6.14	CoreLogic-LaMar Curtis TDV	1,551.00 refund & cancel 3 rd qtr. 2023
			3,101.98 cancel 4 th qtr. 2023
			2,610.34 cancel 1 st qtr. 2024
			2,610.33 cancel 2 nd qtr. 2024

Approved as of August 16, 2023

Adopted this 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING ELEVATIONS
WITHIN THE WOOLWICH TOWNSHIP POLICE DEPARTMENT**

R-2023-190

WHEREAS, Luke Trifiletti and Scott Thomas were appointed as 9th Class Patrol Officers within the Woolwich Township Police Department on September 7th, 2021; and

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

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

1. That Luke Trifiletti be and is hereby elevated to the position of 7th Class Patrol Officer within the Woolwich Township Police Department effective retroactive to August 30, 2023.
2. That Scott Thomas be and is hereby elevated to the position of 7th Class Patrol Officer within the Woolwich Township Police Department effective retroactive to August 30, 2023.
3. That in accordance with the Agreement between the Township of Woolwich and PBA Local #122, the salaries for said 7th Class Officers shall be \$56,904.37 prorated for the remainder of 2023.

Adopted this 5th day of September, 2023

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of September, 2023.

Jane DiBella, Clerk

RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIING IN REM FORECLOSURE ACTION

R-2023-191

WHEREAS, the Woolwich Township Tax Collector has prepared an *In Rem Tax Foreclosure* list and has certified the same to the Governing Body; and

WHEREAS, it is the desire of the Woolwich Township Committee to institute *In Rem* tax foreclosure proceedings against the properties which are set forth on Schedule "A" attached hereto; and

WHEREAS, it is not only in the best interest of the Township to institute said proceedings, but is also a duty of the Governing Body; and

WHEREAS, the institution of said *In Rem* proceedings will result in revenue to the Township of Woolwich either by redemption of the subject properties of their foreclosure and resale by the Township of Woolwich;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey as follows:

1. That the Woolwich Township Mayor and Clerk are hereby authorized on the behalf of the Township of Woolwich, to institute *In Rem* Tax foreclosure proceedings in regard to the properties set forth on Schedule "A" attached hereto.
2. That a certified copy of this Resolution be forwarded to the Tax Collector and Township Attorney.

Adopted this 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Clerk

Schedule	Cert. No.	Date of Tax Sale	Date of Recording	Book	Page	Amount of Sale	Amount of Liens Accruing Subsequent to Tax Sale, Interest & Cost	Amount Required to Redeem as of September 5, 2023	Amount Required to Redeem as of December 4, 2023	Name and Address of Owner
3	22-00003	11/15/2022	1/9/2023	17870	240	944.69	5722.06	11,506.16	16,494.51	PAYNE, NAOMI EST OF L PAYNE - 155 RULON RD
9	20-00004	10/21/2020	12/4/2020	16583	149	8,961.02	38,196.91	42,062.31	44,750.21	OBERFRANK, ROBERT - 120 MORAVIAN CHURCH RD

2023 Tax Foreclosure Attachment "A"

**RESOLUTION AMENDING R-2023-157 REGARDING IN-REM FORECLOSURE COSTS
R-2023-192**

WHEREAS, the Woolwich Township Committee adopted resolution R-2023-157 on July 17, 2023 which resolution authorized a contract to GMS Law to conduct In Rem Foreclosure action on certain properties; and

WHEREAS, said resolution authorized foreclosure actions on twelve (12) properties at the cost of \$7,200; and

WHEREAS, the Woolwich Township Committee has determined it to be in the best interest of the Township to only foreclose on two (2) of the twelve (12) properties; and

WHEREAS, GMS Law has lowered its proposal based upon the change in scope and projects costs to be \$4,000 total; and

WHEREAS, that cost assumes no complicated title and the matters being uncontested; and

WHEREAS, if an owner requests a sheriff's sale, an additional \$2,000 is required; and

WHEREAS, if a matter becomes protested, GMS Law will charge an additional \$200/hr.; and

WHEREAS, the Woolwich Township Committee deems it to be in the best interest of the Township to proceed with GMS Law under these revised terms;

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

1. That Resolution R-2023-192 be and is hereby amended to reflect the change in scope and cost as noted above.

Adopted this 5th day of September, 2023

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING CONTRACT WITH MUNI REG TO CONDUCT VACANT PROPERTY
REGISTRATION
R-2023-193**

WHEREAS, the Township of Woolwich previously utilized the services of Property Registration Champions, LLC dba ProChamps for the registration and follow-through on vacant/abandoned properties through a shared service agreement with the County of Gloucester; and

WHEREAS, ProChamps filed a petition on July 19, 2023 commencing an assignment for the benefit of creditors; and

WHEREAS, the Township further received notice from the County of Gloucester that the shared service agreements through the County of Gloucester for the services of ProChamps had been terminated as of July 19, 2023; and

WHEREAS, the Township Committee of the Township of Woolwich sought, received and reviewed quotes for said service from MuniReg, LLC Hera Property Registration, LLC and CalCore, LLC, in accordance with the Local Public Contracts Law; and

WHEREAS, the Township of Woolwich recommends award of contract to MuniReg, LLC at the cost of \$125 per registration; and

WHEREAS, the Township's fee for property registrations is \$500, therefore, the Township will receive \$375 per registration;

WHEREAS, based upon cost and experience, the Woolwich Township Committee wishes to award the Contract to MuniReg, LLC;

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

1. That a Professional Services Agreement between the Township of Woolwich and MuniReg, LLC be and is hereby authorized.
2. That the Woolwich Township Mayor is hereby authorized and directed to execute said Agreement.

Adopted this 5th day of September, 2023

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

**RESOLUTION AUTHORIZING BOND REDUCTION FOR VILLAGES II, SECTIONS 1.2 AND 1.3
R-2023-194**

WHEREAS, a cash bond was posted in the amount of \$205,390.20 with the Township of Woolwich for the Public Improvements of Villages II, Section 1.2; and

WHEREAS, a cash bond was posted in the amount of \$194,366.88 with the Township of Woolwich for the Public Improvements within Villages II, Section 1.3; and

WHEREAS, a request has been received for the reduction of said cash bonds; and

WHEREAS, the Woolwich Township Engineer, in response to said request, performed an inspection of both sections and issued a letter dated August 21, 2023, in which recommendation is given for the reduction of both amounts; and

WHEREAS, the Township of Woolwich finds no objection to the reduction of said cash bond amounts based on the Engineer's recommendation;

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

1. That the cash bond posted for Villages II, Section 1.2 be and is hereby authorized for reduction from the amount of \$205,390.20 to the amount of \$61,617.06.
2. That the cash bond posted for Villages II, Section 1.3 be and is hereby authorized for reduction from the amount of \$194,366.88 to the amount of \$63,176.40.
3. That the developer is required to submit a Rider in the reduced amount.
4. That the Woolwich Township CFO is hereby authorized and directed to prepare for the refund payment of said cash bond reductions in the amount of \$143,773.14 for Villages II Section 1.2 and \$131,190.48 for Villages II Section 1.3.

Adopted this 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION MAKING AN APPOINTMENT TO THE
WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO FILL A VACANCY
R-2023-195**

WHEREAS, The Mayor of the Township of Woolwich is required to make appointments to the Woolwich Township Joint Land Use Board pursuant to N.J.S.A. 40:55D-23; and

WHEREAS, Vernon Marino submitted his resignation from his position as a Class III member of the Board;

NOW THEREFORE BE IT RESOLVED by the Township Committee of the Township of Woolwich that the following appointment is hereby made by the Woolwich Township Mayor to fill a vacancy in the position of Class III Member on the Woolwich Township Joint Land Use Board in accordance with NJSA 40:55D-23 as follows:

1. That Deputy Mayor Dennis Callahan, as a representative of the Woolwich Township Committee, be and is hereby appointed as a Class III member of the Joint Land Use Board to fill the vacancy of Vernon Marino for a term beginning this date and ending on December 31, 2023.

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of September, 2023.

Jane DiBella, Clerk

RESOLUTION AUTHORIZING THE RELEASE OF MAINTENANCE BOND #CM 100 313M AS POSTED FOR VILLAGES 1, SECTION 2.5B-BASIN F

R-2023-196

WHEREAS, on December 7, 2020, the Township of Woolwich approved the release of Performance Bond #CM100313 as posted for Villages I, Section 2.5B. Basin F; and

WHEREAS, the Township of Woolwich then accepted Maintenance Bond #CM 100 313M in the amount of \$45,104.64 for the subject property; and

WHEREAS, numerous maintenance repairs to the basin were required which repairs addressed the Engineers punch list issued on November 22, 2022 and revised on July 20, 2023; and

WHEREAS, in a letter dated August 28, 2023, the Township Engineer recommends the release of said Maintenance Bond;

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

1. That Maintenance Bond #CM 100 313M as posted for Villages I, Section 2.5B-Basin F in the amount of \$45,104.64 be and is hereby authorized for release.
2. That this release is subject to the posting of any outstanding escrow to cover the cost of engineering services.

Adopted this 5th day of September, 2023

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jane DiBella, Clerk

Craig Frederick, Mayor

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING TOTALLY DISABLED VETERAN DEDUCTION
R-2023-197**

WHEREAS, certain disabled veterans are entitled to an exemption from payment of real estate taxes otherwise due pursuant to N.J.S.A. 54:4-3.30 et seq.; and

WHEREAS, the Gloucester County Tax Assessor has made a determination that **DENISE SAMANTHA FULLWOOD** qualifies for said exemption;

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Woolwich, County of Gloucester, State of New Jersey, that it hereby authorizes the Woolwich Township Tax Collector to refund and /or cancel taxes as set forth below.

Block 28.51	Lot 42	FULLWOOD, DENISE SAMANTHA TDV	\$ 173.54 cancel 4 th qtr. 2023
			504.75 cancel 1 st qtr. 2024
			504.75 cancel 2 nd qtr. 2024

Approved as of July 26, 2023

Adopted this 5th day of September, 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 5th day of September, 2023.

Jane DiBella, Clerk

**RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP
COMMITTEE OF THE TOWNSHIP OF WOOLWICH- CONTRACTUAL
MATTERS; RT 322 DEVELOPMENT; PERSONNEL-POLICE MATTER;
POTENTIAL LITIGATION: LEXINGTON MEWS
R-2023-198**

WHEREAS, the Township Committee of the Township of Woolwich is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.; and

WHEREAS, the Open Public Meetings Act of the State of New Jersey generally requires that all meetings of public bodies be open to the public; and

WHEREAS, the Open Public Meetings Act further provides that a public body may exclude the public from a portion of a meeting at which the public body discusses items enumerated in the Open Public Meetings Act at N.J.S.A. 10:4-12b, which items are recognized as requiring confidentiality; and

WHEREAS, it is necessary and appropriate for the Woolwich Township Committee to discuss certain matters in a meeting not open to the public consistent with N.J.S.A. 10:4-12b;

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

1. The Woolwich Township Committee shall hold a closed meeting from which the public shall be excluded on **September 5, 2023**
2. The general nature of the subject to be discussed at said closed meeting shall be;

Contractual Matters: Rt. 322 Development
Potential Litigation: Lexington Mews
Personnel: Police Matter

The minutes of said closed meeting shall be available for disclosure to the public consistent with N.J.S.A. 10:4-13, when the items which are the subject of the closed session discussion are resolved and a reason for confidentiality no longer exists.

Adopted on the 5th day of September, 2023

ATTEST:

TOWNSHIP OF WOOLWICH

Jane DiBella, Clerk

Craig Frederick, Mayor