

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
SEPTEMBER 18, 2023**

The meeting was called to order by Mayor Craig Frederick at 6:32 p.m.

Mayor Frederick made the following statement:

The September 18, 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: 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.

Per State Statute and the Vacancy Law, the Committee reconsidered nominations to fill the vacancy on the Township Committee due to the resignation of former Committeeperson Vernon Marino.

It was noted that on September 5th the Committee appointed Adam Taliaferro to the seat as one of the three names submitted by the Democratic Party, but that Mr. Taliaferro declined the nomination.

Committeeman Nocentino moved to appoint Natalie Matthias to the Committee. Committeewoman Minhas seconded.

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

Committeeman Nocentino then moved to approve resolution **R-2023-199 Resolution Authorizing an Appointment to Fill Vacancy in the Membership of the Woolwich Township Committee** naming Natalie Matthias to the seat. Deputy Mayor Callahan seconded.

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

The Oath of Public Office was administered to Committeewoman Matthias by Gloucester County Surrogate Giuseppe Chila.

Mayor Frederick then read a Proclamation acknowledging the month of September as Prostate Cancer Awareness month.

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

Jordan Schlump, 10 Wilshire Blvd. in regards to procedures set forth in the Vacancy Law, said that he is disappointed in the procedure to fill the Township Committee vacancy. He noted that if the Committee must pick from three names submitted, then all three should be willing to take the position.

Committeeman Nocentino recounted what transpired in making the appointment, stating that there was a change in the ability of one nominee to accept the role. Solicitor DeMarcantonio added that according to case law, the Party does not have to add a third name when one has declined the position.

Mr. Schlump then asked if the person being named as the Deputy Administrator will be impartial to employees, as the Deputy Administrator will most likely become the Administrator.

Mayor Frederick replied that the Deputy Administrator will not have oversight of the Police Department. He further explained that the position of Director of Community Development was incorporated into that of Administrator.

Jack Jokinen, 15 Georges Landing, suggested that Congressman Jeff Van Drew be invited to the Municipal Building for a Town Hall Meeting, stating that the Congressman is not being represented properly and that he would like to hear from him in person.

Henry May, 38 Willow Pond Court, wished to discuss the proposed warehouse at Oak Grove Road and Rt. 322 stating his concerns that the proposed development abuts wetlands next to a tributary, specifically the tractor and trailer parking area to the rear of the facility as well as the rear loading bays that face residences. He further advised of his concerns regarding the added truck traffic and fears that trucks will access the property by taking Stone Meeting House Rd. to Oak Grove Rd.

Mayor Frederick responded that the terms of the exit are to funnel traffic from and back to Rt. 322. The Mayor further noted the excessive landscaping, sound wall and berms to shield the property from residences. Further discussions were held as to the inability to make a left onto Oak Grove Road when exiting the property.

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

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

2023-26 An Ordinance of the Township of Woolwich Creating the Position of Deputy Administrator

Motion to open to public comment: Nocentino Second: Minhas All in favor

There was no comment

Motion to close public comment: Callahan Second: Matthias All in favor

Motion to adopt: Minhas Second: Callahan

Committeewoman Matthias provided comment as to the requirement to have Municipal Experience as it appears on the resolution to appoint to the position. Solicitor DeMarcantonio stated that the word can be struck from the resolution to read government experience. Motion was then made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to make that amendment. All were in favor.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

2023-27 An Ordinance of the Township of Woolwich Amending the 2023 Salary Ordinance of the Township of Woolwich

Motion to open to public comment: Nocentino Second: Matthias All in favor

There was no comment

Motion to close public comment: Callahan Second: Nocentino All in favor

Motion to adopt: Minhas Second: Callahan

Mayor Frederick noted that the amendment is being made to add the Dep. Administrator salary for the remainder of 2023.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

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

Motion to open to public comment: Callahan Second: Nocentino All in favor

There was no comment

Motion to close public comment: Callahan Second: Minhas All in favor

Motion to adopt: Minhas Second: Callahan

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

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

2023-29 An Ordinance of the Township of Woolwich Amending Chapter 148, Connection to Municipal Sewer Utility System Motion: Callahan Second: Minhas

Mayor Frederick noted that this Ordinance is specific to the municipal sewer system, which will be tested on the 19th.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

2023-30 An Ordinance of the Township of Woolwich Establishing Chapter 172, Temporary Use Permit

Motion: Callahan Second: Minhas

Motion Carried

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

2023-31 An Ordinance Providing for Local Enforcement of the New Jersey Uniform Fire Code

Motion: Minhas Second: Callahan

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

Mayor Frederick requested a consent agenda for the following Resolutions:

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

R-2023-200 Resolution Making an Appointment to the Position of Deputy Administrator

R-2023-201 Resolution Making an Appointment to the Position of Clerical Assistant

R-2023-202 Resolution Authorizing Governor's Council on Alcoholism and Drug Abuse Fiscal Grant Cycle July 1, 2024 – June 30, 2025

R-2023-203 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-204 Resolution Authorizing the Tax Collector to Transfer Overpayment of Taxes

R-2023-205 Resolution Authorizing the Tax Collector to Transfer, Refund/Cancel Overpayment of Taxes

R-2023-206 Resolution of the Township of Woolwich Authorizing the Endorsement of a "Statement of Consent" Form- Villages I, Sections 4.3, 4.4 & 4.5

R-2023-207 Resolution Authorizing the Execution of a Contract Renewing Membership in the Gloucester, Salem, Cumberland Counties Municipal Joint Insurance Fund

R-2023-208 Resolution Requesting a 6-Month Extension of Time for Award of a Construction Contract for the NJDOT FY2022 Municipal Aid Grant Fund

So moved Callahan. Second Minhas.

Committeeman Nocentino requested that resolutions R-2023-169, R-2023-200 and R-2023-201 be pulled from the consent agenda. All were in favor. Matthias abstained.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Nocentino to adopt resolutions R-2023-202 through and including R-2023-208.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick; YES

Motion Carried

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

Motion: Minhas; Second: Callahan

Committeeman Nocentino stated that his concern is the allowance of 60 ft. in height is used for cold storage. Further discussion ensued regarding truck traffic entrances and exits from the site.

Redevelopment Counsel Erin Simone addressed some the concerns brought forth in regards to the traffic patterns.

Mayor Frederick requested a roll call on R-2023-169.

Matthias: ABSTAIN, Minhas: YES, Nocentino: NO, Callahan: NO, Frederick: No Motion died

R-2023-200 Resolution Making an Appointment to the Position of Deputy Administrator

Motion: Callahan Second: Minhas

Committeeman Nocentino asked how many interviews were conducted for this position

Mayor Frederick replied that eight interviews were conducted. He added that the interviews were discussed during executive session on 8-21-23 to which Committeeman Nocentino replied that he was away on a planned trip and did not attend the 8-21 meeting. He then stated that he finds it challenging that someone who resigned from Committee is being appointed to a similarly powerful position.

Committeeman Nocentino also asked if it has always been the case that the Administrator has no direct authority within the police department. He was answered that there has been no change in Law in that regard.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: ABSTAIN, Callahan: YES, Frederick; YES

Motion carried.

R-2023-201 Resolution Making an Appointment to the Position of Clerical Assistant

Motion: Nocentino Second: Minhas

Committeeman Nocentino said he has the same questions as to this appointment. Mayor Frederick again noted that three interviews were conducted and the results discussed in executive session on 8-21-23. He added that it is the intent to have this person attend classes in order to move into the position of Deputy Clerk.

Roll Call: Matthias: ABSTAIN, Minhas: YES, Nocentino: ABSTAIN, Callahan: YES, Frederick; YES

Motion carried.

The following reports were submitted for the month of August:

Tax Collector: \$11,545,551.31 remitted

Woolwich Fire Company: Monthly Report

Chief Valichka provided his report noting that the company has 79 calls to date in August 2022 and 83 to date for 2023. The Company is celebrating its 125th Anniversary on October 1st.

Police: Monthly Report

Captain Daniels presented the report as self-explanatory.

Township Engineer: Monthly Report

Reviewed project status. Noted that the FY2021 project for Swedesboro Avenue is completed as to paving, but requires guiderail and parapet installation. Viereck Road project is prepared for bidding. Pickle Ball Court design has been completed with bid opening scheduled for 10-11. Noted that Remington and Vernick Engineers permit applications are under review by NJDEP. Committeewoman Matthias asked what the permitting is for. The engineers responded that they are for wetland encroachments and a slight variation in the restroom. Mayor Frederick asked the status of the High Hill Road Bike Path, saying that keeping the path to the North side is favorable. The engineer further advised Committee that plans are moving forward for final improvements at Lexington Mews with the HOA being responsible for the work. The engineer further advised that that the problem swale in Four Seasons has been re-graded and seems to be functioning.

Precision Land: Monthly Sewer Project Update

The system is scheduled to be tested at 10:00 a.m. on September 19th.

Administrator's Report: Monthly Report

The Administrator presented her report as self-explanatory, but thanked all for assisting in yet another moving 9-11 ceremony. She particularly thanks the Police and Fire Department representatives for their assistance.

Municipal Services: Monthly Report

The following Committee reports were provided:

Committeewoman Minhas:

Municipal Alliance; No report. Parks and Rec: Planning a holiday fruit sale to generate funds for

activities. Sr. Citizen Bing Night being planned. "Not so Scary" Halloween event is scheduled for 10-28 between 10 and 1:00.

Committeeman Nocentino:

Municipal Services; Park grooming continues. Light towers being installed at sports fields. 18 crosswalks were painted in preparation for school to begin. Cleaning of basins continues. Env. Commission; Social Media/IT; Solid Waste/Recycling: Additional \$7,000 in August collection costs. Realized additional \$1,350 in bag fees for contaminated recycling.

Deputy Mayor Callahan:

Educational Partners (SWSD/KRSD); Dragon Run 5k to be held. Board of Education has two student reps on the school board-congratulations to Logan Schaeffer and Grace Morris. The High School is partnering with Care Solace which will provide access to student mental health and substance abuse issues. Resident Communications; No Report. Park Utilization: No Report

Mayor Frederick:

Administration; Public Safety; JLUB; Will meet on 9/21 for two small projects. Continuation of the Auburn Road Warehouse project is scheduled for November 16th in the Municipal Building and if continuation of the project is needed, it will be held on 12-7. Special Projects: Ongoing

The Committee discussed the following under old business:

Truck Route Update- Truck Route has been established and being sent for NJDOT Review. Mayor Frederick advised that a meeting was held with DOT representatives and discussed Rt. 322 east of Kings Hwy. and west of Kings Hwy. All Municipal Roads will be excluded from truck route with the exception of a portion of Russell Mill Road and Pancoast Road.

Committeeman Nocentino questioned the portion of Russell Mill. He also voiced concerns regarding enforcement. The Police Captain stated that they do it every day.

Lexington Mews-Already discussed. HOA will be conducting final improvements.

Website Quotes-Mayor Frederick advised that the Township has been looking at website design and assistance with resident communications. He added that a quote was received and asked the Committee to review.

Town Hall Mtg.- he Mayor advised that he plans to conduct a Town Hall Meeting on October 3, 2023 @ 7:00 p.m.

Under new business, Committeeman Nocentino advised that the site line issue at Elm and Hazel requires municipal approval to the HOA to remove vegetation.

The Committee further reviewed the costs to have Comcast provide internet service to the park in order to install security camera's. The proposal is for \$179/mo or \$229/mo for higher speed. Committeeman Nocentino asked if we can proceed once we figure out the speed needed.

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

Jordan Schlump, 10 Wilshire Blvd. thanked Administrator/Clerk DiBella for putting the 9-11 ceremony together, stating that it was very moving.

Mr. Schlump then asked where the township stands in regards to the Mill Rd. Dam. Solicitor DeMarcantonio replied that it is still in discussion as to whether to re-commission or decommission the dam and is waiting on the land owner's decision. Mr. Schlump asked if any numbers are being put together and whether they can be shared. The solicitor responded yes to both.

Mr. Schlump then questioned the status of Oliphants Mill dam. Mayor Frederick responded that all permit applications have been sent to NJDEP and are under review. Mr. Schlump then said that since the township owns the roadway easement, he should be allowed to fish in Oliphants Mill lake. He also asked if a draw pipe will be installed for use by the fore company. The Solicitor replied that we are waiting to see how DEP handles our permitting.

Henry May, 38 Willow Pond Court, further wished to discuss traffic routes from the proposed warehouse at Oak Grove and Rt. 322, and also the layout and landscaping of the development against wetlands and residential development. He also voiced concerns regarding the potential for truck idling.

Redevelopment Counsel Erin Simone addressed some of Mr. May's concerns.

Clint Allen, representing the Oak Grove/Rt. 322 warehouse developer, asked that Committee what the next steps will be with his client, since the Redevelopment Plan failed to be approved earlier in the meeting.

Solicitor DeMarcantonio replied that another resolution can be brought back with design changes and traffic circulation is thoroughly vetted.

Mayor Frederick agreed that the township needs to talk through some of the concerns raised that evening.

Hearing no further comment, motion was made by Committeeman Nocentino, seconded by Deputy Mayor Callahan and unanimously approved to close the public portion.

Motion was made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to approve the minutes of the August 21, 2023 Regular Meeting and Executive Session, and the September 5, 2023 Regular Meeting and Executive Session. All were in favor. Nocentino abstained for the meeting of 8-21-23 and Committeewoman Matthias abstained from both.

Committeewoman Minhas moved to approve the bills and purchase orders. Deputy Mayor Callahan seconded.

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

With no further business, motion was made by Committeeman Nocentino, seconded by Committeewoman Minhas and unanimously passed.

The meeting adjourned at 8:29 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio Recording on file