

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
FEBRUARY 6, 2023**

The meeting was called to order by Mayor Frederick at 6:33 p.m.

Mayor Frederick made the following statement:

The February 6, 2023 regular 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: ABSENT Frederick: PRESENT

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

Those present saluted the American Flag.

Mayor Frederick advised those present of various Ordinance's on the agenda as they relate to the 2022 Master Plan Re-Examination. He further advised that the Township is undergoing a three phase process, with tonight's actions having to do with limiting where warehousing can be approved, and incorporating those changes in the Township Zoning Map. He further advised that the Ordinances under consideration would be forwarded to the Joint Land Use Board for approval and recommendation prior to final adoption by the Township Committee slated for February 21st. The Township will then address the Transfer of Development Rights Program and additional zoning regulations as Phase 2 and a "catch all" in Phase 3.

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to open the meeting to public comment. All were in favor.

Lauren Ibbotson, 103 Gentry Drive presented concepts obtained through an OPRA Request that show differing warehousing locations for the proposed Oldmans Creek Warehouse project. She questioned one plan showing seven warehouses and another showing one. Mayor Frederick advised that the plan showing one warehouse took the place of the one showing seven. Mayor Frederick further noted that the difference in the maps display the progression of discussions. She further questioned the difference in LIO zoning on Block 28, lot 4, saying that her review of prior ordinances do not mention the change. The Solicitor advised that some zoning Ordinances basically refer to the zoning map.

Jordan Schlump, 10 Wilshire Blvd. asked if the current proposal of seven versus one warehouse is a one for one concept with change of location. The Mayor replied in the affirmative. Mr. Schlump then noted the current location to be next to the Four Seasons development. Mr. Schlump then wished to confirm that the Master Plan is not being accepted as a whole, and the Mayor responded that it is being looked at in three pieces.

Resident of Gentry Drive (name not heard) then questioned the size of the proposed warehousing and was informed that the original building proposed was 854,000 sf and if moved to the new location on the east side of Auburn Road, the building would be 1.1 million sf. Mayor Frederick also advised that road access would be onto Oldmans Creek Road at the newly proposed location.

Christina Trautz, 1 Sunset Court questioned the LIO zoning of Block 28, Lots 3 and 4 and asked when and how the addition of Block 4 to LIO occurred.

Mayor Frederick replied that it seems the change took place at the time of the 2018 Master Plan Re-Examination.

The Solicitor added that making zoning changes through map reference is appropriate. She added that it may have made sense to add the parcel to LIO due to the formerly proposed Auburn Village residential and retail site, thinking that retail would be a good fit. Ms. Trautz asked where she could find legal proof of the change. The Solicitor responded that the map would be legal proof.

Henry May, 38 Willow Pond Court questioned various cemetery locations being zoned as residential, and asked if the map has been corrected. Mayor Frederick responded that the new zoning map is associated with Ordinance 2023-08, and will be looked at for accuracy prior to the Ordinance adoption.

Mr. May then then questioned the proportion of open space under clustering provisions. Mayor Frederick advised that the idea is to preserve land, similar to what was intended by the TDR Program, but the proportion of open space has not been set.

Patrick Healy, 141 Gentry Drive asked if township officials are responsible for filing financial disclosures. The Solicitor replied that they are required to file through the State. Mr. Healy then asked if it is possible to check the disclosures to see if there is a better answer as to how this problem was created. The Solicitor said that the disclosures can be found on the state website.

Mr. Healy then brought forth discussion on traffic studies, looking beyond the area as a whole. The Solicitor responded that the County would look at the traffic on county roads. The Mayor added that the Township is trying to speak with the county directly. He also advised that JLUB approvals may have contingencies such as county approval of traffic etc., and that traffic is a part of the review process. Committeeman Marino added that all studies have to be in prior to a vote by the JLUB.

Ryan Robichaud, 25 Meadowlark Drive asked what the Township is doing about the number of tractor trailers on our roads. Mayor Frederick replied that the Township has hired a traffic engineer to look at traffic holistically, and that the Committee is looking to determine and adopt truck routes. Mr. Robichaud then advised that the proposed impervious surface on the Oldmans warehouse site plan would be affected by any structures on the surface. He further suggested that impact statements be required for air, noise etc.

Mayor Frederick advised that the warehouse application is scheduled for March 2nd and will be held at the Walter Hill School due to the expected crowd.

Constance Cardillo, 21 Russell Mill Road asked what is meant by “eliminating permitted uses” in Ordinance 2023-05. The Mayor responded that many zoning districts allow warehousing, and the Township will be looking at that in this phase for the Kings Landing area, and later areas in future phases of the Master Plan process in LIO and FOC zones as to what can and cannot be allowed.

Resident (name and address not audible) Said that potential litigation has been mentioned. The Solicitor responded that there is no active lawsuit against the Township but that the potential for litigation exists. The resident then asked the status of the Woolwich Gardens Assisted Living Facility. Mayor Frederick

replied that they have been issued a C.O. The Administrator/Clerk added that the facility had some flooding issues from which remediation efforts are delaying occupancy of the building.

Cheryl Kulpa, 159 Jockey Hollow Run asked why the Township is not fighting the warehouse application, and how residents can best know what is going on and what the committee is negotiating.

Mayor Frederick replied that residents can be informed through the meeting forum, resolutions and ordinances.

The resident then questioned a tag on the zoning map as a potential LIO overlay, and was informed that it is a parcel that has been approved by the state for redevelopment.

The resident then asked what the Township is doing about due diligence and how residents can find that out. Discussion then ensued in regards to discussions that take place in meetings with township professionals. The resident then asked how many members of the Committee would vote no on warehousing. The Solicitor advised that the question should not be answered by Committee.

Francis Fabrizio, 306 Sammy Street questioned the tax benefits of warehousing.

He was provided with information regarding commercial development lack of impacts on schools and a recap of PILOT options in which the Township can keep 95% of the tax.

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

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

2023-01 An Ordinance of the Township of Woolwich Amending the 2022 Salary Ordinance of the Township of Woolwich

Open public hearing:	Marino	Second: Nocentino	All in favor
No comments			
Close public hearing:	Marino	Second: Minhas	All in favor
Motion to adopt:	Marino	Second: Minhas	
Roll Call:	Marino: YES, Minhas: YES, Nocentino: YES, Frederick: YES		Motion carried

2023-02 An Ordinance of the Township of Woolwich Deleting and Replacing Chapter 8 of the Code of the Township of Woolwich Entitled "Claims Approval"

Open public hearing:	Marino	Second: Minhas	All in favor
No comments			
Close public hearing:	Marino	Second: Minhas	All in favor
Motion to adopt:	Marino	Second: Minhas	
Roll Call:	Marino: YES, Minhas: YES, Nocentino: YES, Frederick: YES		Motion carried

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

2023-03 Ordinance of the Township of Woolwich Amending the Zoning on Block 28, Lots 2, 3 and from LIO to 5A Residential in Accordance With the 2022 Master Plan Re-Examination

Motion to introduce: Marino Second: Minhas

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

2023-04 Ordinance to Exceed the Municipal Budget Appropriation Limits and to Establish a CAP Bank (N.J.S.A. 40A:4-45.14)

Motion to introduce: Marino Second: Minhas

Committeeman Nocentino advised that this Ordinance is adopted each budget year and does not mean the Township will use the additional funds, but allows flexibility when needed.

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

2023-05 Ordinance of the Township of Woolwich Amending Chapter 203, Section 137 Entitled “Corridor Commercial District” in Accordance with the 2022 Master Plan Re-Examination

Motion to introduce: Marino Second: Nocentino

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

2023-06 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 introduce: Marino Second: Minhas

Mayor Frederick clarified that Kings Landing addresses the Rt. 322 corridor.

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

2023-07 Ordinance of the Township of Woolwich Amending Chapter 203, Section 5 Entitled “Definitions and Word Usage” in Accordance with the 2022 Master Plan Re-Examination

Motion to introduce: Marino Second: Minhas

The Mayor noted that this Ordinance changes LIO zoning to remove warehousing.

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

2023-08 Ordinance of the Township of Woolwich Amending Chapter 203, Section 35, Entitled “Zoning Map” in Accordance with the 2022 Master Plan Reexamination

Motion to introduce: Marino Second: Minhas

The Mayor noted that the map was received by the Township that day, and will be uploaded to the website for public view.

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

2023-09 An Ordinance Approving the Application and Financial Agreement for a Long Term Tax Exemption with CP Woolwich Urban Renewal, LLC for Block 28, Lot 7 on the Official Tax Map of the Township of Woolwich

Motion to introduce: Marino Second: Minhas

Mayor Frederick explained the location of the proposed high-end apartment complex that will discourage children and include funds for a public park and pickle ball courts.

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

Mayor Frederick requested a consent agenda for resolutions R-2023-43 through and including R-2023-58. So moved Committeeman Marino. Committeewoman Minhas seconded. All were in favor.

R-2023-43 Resolution Endorsing the Findings and Determination Statement and Authorizing the Clerk to Submit a Bingo License on the Behalf of the Four Seasons at Weatherby Games Association

R-2023-44 Resolution of the Township of Woolwich Authorizing the Extension of a Shared Service Agreement between the Township of Woolwich and Borough of Swedesboro for the Provision of Uniform Construction Code Inspections

R-2023-45 Resolution of the Township of Woolwich Accepting Performance Bond #BDTO-610248-023-Columbia Gas Transmission Project

R-2023-46 Resolution of the Township of Woolwich Authorizing Disposal of Certain Vehicles and Removal from Vehicle Fleet

R-2023-47 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-48 Resolution Authorizing Totally Disabled Veteran Deduction

R-2023-49 Resolution Authorizing Tax Collector to Transfer or Refund Overpayment of Taxes

R-2023-50 Resolution of the Township of Woolwich Authorizing the Execution of a Certificate of Completion as Required by the Redevelopment Agreement Between the Township of Woolwich and Liberty Commodore I Urban Renewal

R-2023-51 Resolution Authorizing Quote of Hunter Research, Inc. in the Not to Exceed Amount of \$35,526.25 to Conduct a Phase 1 Archeological Survey on Block 5, Lots 10, 11, 11.10 and 11.02-Locke Avenue Park Expansion Project

R-2023-52 Resolution Authorizing Budget Transfers During the First Three Months of the Succeeding Year for the Township of Woolwich, County of Gloucester, State of New Jersey

R-2023-53 Resolution of the Township of Woolwich Authorizing Reduction #1 of Performance Bond #SU1182873 on the Behalf of Woolwich Urban Renewal, LLC-Shop Rite of Center Square Plaza Phase 1

R-2023-54 Resolution Authorizing Refund of UCC Permit Fee Posted for Block 28.40, Lot 54 in the Amount of \$304.80

R-2023-55 Resolution Authorizing Street Opening Permit(s) to South Jersey Gas-604 Van Buren Court, 15 Salvatore Circle and 11 Georges Landing

R-2023-56 Resolution of the Township of Woolwich Authorizing the Extension of the 2020 Lease Agreement for Concession Stand Services

R-2023-57 Resolution Referring the 2023 Amendment to the Kings Landing Redevelopment Plan to the Joint Land Use Board for Review and Consideration

R-2023-58 Resolution Referring Several Ordinances and the Amended Zoning Map to the Joint Land Use Board for Review and Consideration

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to adopt resolutions R-2023-43 through and including R-2023-58.

Committeeman Nocentino noted as to resolution R-2023-51, that is just another hurdle the township has to endure for the park expansion project.

Mayor Frederick provided a recap of the expansion plan, and the efforts towards obtaining permits from NJDEP.

Roll Call on resolutions R-2023-43 through and including R-2023-58:

Roll Call: Marino: YES, Minhas: YES, Nocentino: YES, Frederick: YES

Motion carried

There was no old business.

Under new business, Mayor Frederick advised of a proposal from Remington and Vernick to create a truck route plan. He noted that the item will be re-visited at the next meeting once a finalized proposal is given.

The Mayor then advised that the Police Department is working on a speed report for Frederick Blvd. He advised that most speeding occurs during school drop off and pick up. When the report is completed, determination will be made as to the best course of action.

Committeeman Marino noted that the Township could partner with the County for speed hump installation. Which could provide cost savings.

Committeewoman Minhas advised that she has been in contact with companies and obtained quotes for a communication platform. She noted that Community Partners seems to be a good fit. More to come in the future.

The resignation of Ptlm. Nastasi was accepted with regret.

Also under new business, Committeeman Nocentino advised that the Environmental Commission received a complaint regarding the township noise ordinance. He stated that the Committee may want to look at the current ordinance for updating.

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

Jordan Schlump, 10 Wilshire Blvd. asked if there has been any discussion regarding a Rt. 295 exit onto Oldmans Creek Road.

Committeeman Nocentino replied that multiple attempts have been made to create an exit onto Oldmans Creek Road. He participated in discussions on the subject, and it seems the results of that meeting was that it may be viable in the future, but not now.

Mr. Schlump asked what the intention is to pave the Woolwich side of Township Line Road. Mayor Frederick replied it has not been discussed.

Mr. Schlump then discussed GPS trackers using PO Box addressing in lieu of physical addressing, which creates problems with truck traffic.

Mr. Schlump then noted that the 2018 Master Plan was done when he was Mayor, and that the addition of the LIO zone on Block 28 Lot 4 was done then.

Mr. Schlump asked what can be put in a Master Plan that can't be changed. Mayor Frederick replied that you can never say never.

Mr. Schlump encouraged residents to continue to attend meetings. Mayor Frederick added that there are positions on boards and committees that the public should consider as well.

Henry May, Willow Pond Court asked if the Committee utilizes speed camera's. Mayor Frederick responded that all options are being explored.

Cheryl Kulpa, 159 Jockey Hollow Run questioned the tax abatement program.

Erin Simone, township redevelopment counsel with Maley/Givens explained how PILOT Agreements work, noting that in lieu of taxes, the developer pays a negotiated amount based upon gross revenue, and that the municipality is only responsible for paying the County 5% and can retain the rest.

Mayor Frederick added that for the residential PILOT, there have been discussions with the school districts to make sure that the schools will be made whole from the impact of any children that may come from the development.

Mayor Frederick added that zero residential dollars will be used for water/sewer due to approved PILOTs.

Committeeman Nocentino added that he is not in favor of residential PILOTs, and that this may be a one-time exception.

Patrick Healy, 141 Gentry asked how zoning changes are approved and whether public notice is required.

The Solicitor responded that if a zoning change is due to Master Plan revisions, no public notice is required.

Resident (name and address inaudible) questioned the status of the Rt. 322 warehousing east of Exit 2 that includes a portion in Harrison Township.

Mayor Frederick responded that it is up to the developer whether they wish to proceed. He explained that the proposed development calls for two warehouses in Woolwich and the remaining two are split between Woolwich and Harrison.

She asked if the Locke Avenue Park expansion project is fully funded. Mayor Frederick replied that it is. She then asked if security cameras are being considered due to vandalism at the park. The Mayor replied that the issue is under review.

Jordan Schlump, 10 Wilshire Blvd. questioned the 15% percent on PILOTs, and was told it is 15% of gross revenue, with the County getting 5% and 95% remaining with the Township.

Mr. Schlump then questioned whether the pickle ball court will be on Township property and he was told that it will be on Township property and maintained by the Township.

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

Upon a motion by Committeeman Marino, seconded by Committeewoman Minhas and unanimously passed to approve resolution **R-2023-58 Resolution for Closed Session**, the Woolwich Township Committee entered closed session at 8:36 p.m. for the purpose of the following:

Personnel: Grievance Hearing

Potential Litigation: Oldmans Creek Holdings

Potential Litigation: Escrow Relief Request

Personnel: Sick Time Policy

The regular meeting reconvened at 9:58 p.m. upon a motion by Committeeman Nocentino, seconded by Committeewoman Minhas and unanimously passed.

Motion was made by Committeeman Marino to deny the grievance filed based on the general order issued by the Police Chief. Committeewoman Minhas seconded.

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

Committeeman Marino moved to authorize the Solicitor to reply as to requested escrow relief. Committeeman Nocentino seconded.

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

Motion was made by Committeeman Marino and seconded by Committeewoman Minhas to approve the bill list and PO's.

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

Motion carried

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

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file