

**MINUTES**  
**WOOLWICH TOWNSHIP COMMITTEE**  
**May 1, 2023**

The meeting was called to order by Mayor Craig Frederick at 6:36 p.m.

Mayor Frederick made the following statement:

The May 1, 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 Erin Simone, for the Township Solicitor and Jane DiBella, Administrator/Clerk.

Those present saluted the American Flag.

At the request of Mayor Frederick, a moment of silence was held in honor of three long time members of the Woolwich Fire Company:

Joseph Drager-77 years of service  
Joseph Slusar Jr.-61 years of service  
PJ Mattson-57 years of service

Mayor Frederick advised that there will be various Ordinances introduced that evening having to do with the Master Plan Reexamination, one of which will repeal the Township TDR Program. The Mayor then provided a summary of the Ordinances that are on the agenda, and noted that the Joint Land Use Board will also consider the Ordinances at their May 4<sup>th</sup> meeting and the Township Committee will hold public hearings on the Ordinance at the May 15<sup>th</sup> meeting of the Township Committee and consider for adoption.

Motion was made by Deputy Mayor Callahan and seconded by Committeeman Nocentino to open the meeting for public comment.

Joe Maugeri, 1964 Oldmans Creek Road, said that the TDR Plan did not work over the 17 years the program was in place and commended the Committee for acknowledging that and working towards repeal of the program. He further thanked the Committee for replacing the Program with something workable and equitable.

Connie Cardillo, 121 Russell Mill Road questioned the Paulsboro Road AP PILOT and asked if AP stands for Arbok Partners. She was told that it does. She asked for confirmation that the project will result in 214,000 sf of warehousing and was told that it will. She then asked what the PILOT money will be used for.

Mayor Frederick provided a brief history of the sale of the Nike Base property. He then advised that the PILOT funds will be used to pay for sewer, recreation and to benefit the town and taxpayers.

Ms. Cardillo asked if there is a budget that she can review. The Mayor replied that annual budgets are available to view.

Ms. Cardillo then said she is curious to see how it might affect taxes.

Erika Yatsgo, 155 Yorktown requested that the Committee consider ordinances regarding cats going onto others property and to ban feeding of feral cats.

Mayor Frederick advised that the township may be considering a TVNR ordinance regarding cats and invited her to participate in discussions with the Committee in that regard.

Ms. Yatsko replied that spay, neuter release programs do not solve the problem.

Grace Wheeler, 123 Millstone Way, Monroeville, owning township property on Oldmans Creek Road commended the Committee for their work towards repeal of the TDR Program.

Hearing no further public comment, motion was made by Committeeman Marino and seconded by Deputy Mayor Callahan to close the public portion. All were in favor.

Prior to Ordinance introduction, Mayor Frederick provided a brief summary of the Ordinances and added that they will be uploaded to the Township website by Wednesday.

He then read the following Ordinances by title only upon first reading:

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

Motion to introduce: Minhas Second: Callahan

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

**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 introduce: Marino Second: Callahan

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

**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 introduce: Minhas Second: Marino

Committeeman Nocentino asked if the overlay allows big box stores and was told that it does. Ms. Simone advised that the zoning does not run afoul of the Wolfson settlement in any matters, including Mt. Laurel Zoning.

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

**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 introduce: Callahan Second: Minhas

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

**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 introduce: Minhas Second: Marino

Mayor Frederick advised that the sale of the Nike Base property is scheduled for May 17<sup>th</sup>.

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

Committeeman Marino thanked Mayor Frederick for working towards repeal of the TDR Plan. The Mayor thanked Committeeman Marino for staying by through it all.

Committeeman Marino moved to approve a consent agenda for resolution R-2023-110 through and including R-2023-123. Deputy Mayor Callahan seconded. All were in favor.

**R-2023-110 Resolution of the Township of Woolwich Authorizing a Shared Service Agreement Between the Township of Woolwich and the County of Gloucester Regarding Family Entertainment**

**R-2023-111 Resolution Authorizing Substitute Building/Housing Inspector**

**R-2023-112 Resolution Authorizing Award of Bid to Arawak Paving Co., Inc. in the Amount of \$188,900. for NJDOT FY2021 Municipal Aid Project-Swedesboro Avenue**

**R-2023-113 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Requesting that the Federal Emergency Management Agency (FEMA) Approve an Extension to DR4574 Woolwich Township Project 185589 for Oliphants Mill Road and Dam**

**R-2023-114 Resolution of the Township of Woolwich Authorizing the Process and Sale of Township Owned Property Known as Block 11, Lot 29**

**R-2023-115 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes**

**R-2023-116 Resolution Authorizing the Execution of an Agreement Between the Township of Woolwich and the County of Gloucester Regarding Participation in the "Governor's Council on Alcoholism and Drug Abuse"**

**R-2023-117 Resolution of the Township of Woolwich Authorizing the Execution of a Memorandum of Understanding Between the Township of Woolwich, County of Gloucester and James and Irene Hargrave in Regards to Porches Mill Dam Failure**

**R-2023-118 Resolution of the Township of Woolwich Authorizing the Execution of Closing Documents to Convey Block 14, Lot 2, Nike Missile Base Site, to Paulsboro Rd. AP, LLC**

**R-2023-119 Resolution Authorizing Totally Disabled Veteran Deduction**

**R-2023-120 Resolution Referring Various Ordinances to the Joint Land Use Board for Review and Consideration**

**R-2023-121 Resolution Authorizing Release and Closure of Escrow Account(s)**

**R-2023-122 Resolution Requesting NJDEP for an Extension of Time for the Submission of Permit on File No. 0800-20-0003.4 - WOOLWICH TWP - LUP230001-Ogden Road**

**R-2023-123 Resolution Referring the Revised Amendment to the Kings Landing Redevelopment Plan to the Joint Land Use Board for Review and Consideration**

Motion was made by Committeewoman Minhas and seconded by Deputy Mayor Callahan to adopt resolution R-2023-110 through and including R-2023-123.

**Roll Call-Adoption: Marino: YES, Minhas: YES, Nocentino: YES, Callahan: YES, Frederick: YES**

There was no old business.

The following discussions took place under new business:

Pickle Ball Court Quotes: Mayor Frederick advised that a quotes have been received for the construction of pickle ball courts on municipal property blk. 28.01 lot 1. The proposed costs were generated for part A and Part B. Part A would be for 6 courts estimated at the cost of \$604,548 and 9 courts estimated at \$724,183 for Part B. He further advised that as a part of a Redevelopment Agreement, a developer has agreed to pay \$560,000 towards cost with the remainder from the Open Space account.

Committeeman Marino moved to Alaimo to prepare plans, bidding and construction management in the NTE amount of \$120,000. Deputy Mayor Callahan seconded.

Committeeman Marino asked if there will be room for future expansion Mayor Frederick replied that the back and left of the site will remain open.

Deputy Mayor Callahan asked to keep in mind the amount of noise generated by pickle ball courts.

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

Flashing Signals/KRSD: Deputy Mayor Callahan advised that the Township received a letter from the Kingsway District requesting the installation of 4 flashing signal lights at various location near the school. Discussion ensued regarding cost and locations.

Further discussion was held as to funding.

Deputy Mayor Callahan moved to authorize the Township's Traffic Engineer to study the potential of traffic lights and location of traffic signalization at the school and to analyze placement and requirements. Committeeman Marino seconded.

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

Liquor License State Legislature-Discussion was held as to the State's proposed legislature Bill regarding changes to the state liquor license issuing process. Mayor Frederick acknowledged that there are a lot of unknowns, and just wanted to make sure the Committee was aware of the Bill.

NJDOT/Rt. 322-Mayor Frederick further advised the Committee that the Township is in receipt of a letter from NJDOT that the State intends to pave all of Rt. 322. Discussion ensued regarding the future work intended through development of the corridor. The Township intends to be proactive and inform

the state that we appreciate the review, but that there is pending expansion through development.

Also under new business, Committeeman Marino advised that he received a call from a resident regarding speeding on Long Leaf and concerns with neighborhood child safety. Further discussion will take place with the police department,

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

Ann Dorsett, 169 Russell Mill Road approached the Committee regarding contracted work that is interfering with traffic throughout the Township. It was noted that utilities are trimming trees from the wires among other activities.

With no further comment the public portion closed upon a motion by Committeeman Marino, seconded by Deputy Mayor Callahan and unanimously passed.

Committeeman Marino moved to approve resolution **R-2023- 124 Resolution for Closed Session**. Deputy Mayor Callahan seconded. All were in favor.

The Committee entered closed session at 7:24 p.m. for the purpose of discussing Contractual Matters: Rt. 322 Development.

The regular meeting reconvened at 8:14 p.m. upon a motion by Committeeman Marino, seconded by Committeewoman Minhas and unanimously passed.

Committeeman Marino moved to approve the bills and purchase orders. Committeeman Nocentino seconded.

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

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Jane DiBella  
Administrator/Clerk

Minutes not verbatim  
Audio Recording on file