

**AGENDA
WOOLWICH TOWNSHIP COMMITTEE
JUNE 17, 2024**

Call to order:

The June 17, 2024 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.

Ordinances:

2024-12- An Ordinance Conditionally Permitting Certain Classes of Cannabis Businesses to Locate within Specified Geographical Boundaries of the Township of Woolwich in Gloucester County, New Jersey, Adding Article V District Regulations, Chapter §203-39(2)(E), Entitled Cannabis Businesses and Adding Article VII Supplemental Use Controls, Chapter §203-76.4 Cannabis Regulations

Public Hearing/Second Reading

2024-16 An Ordinance Appropriating the Sum of \$25,000 From the Capital Improvement Fund for the Purchase of Police Equipment by the Township of Woolwich, County of Gloucester, State of New Jersey

Introduction/First Reading

Resolutions:

R-2024-158 Resolution Authorizing Renewal of Plenary Retail Consumption Liquor License #0824-33-003-002 to Center Square Tavern LLC

R-2024-159 Resolution of the Township of Woolwich Authorizing the Acceptance of Maintenance Bond #CM101268M on Behalf of Weatherby Townhomes, LLC- Villages I, Section 6.3 "Pepper Farms"

R-2024-160 Resolution of the Township of Woolwich Making an Appointment to the Position of Deputy Registrar of Vital Statistics

R-2024-161 Resolution of the Township of Woolwich Authorizing a Refund for 2024 Community Garden Plot # 14 to Applicant Megan Quilenderino

R-2024-162 Resolution of the Township of Woolwich Making an Elevation within the Woolwich Township Police Department

R-2024-163 Resolution Authorizing Peter Massing Change from Special Law Enforcement Officer Class III to Special Law Enforcement Officer Class II within the Woolwich Township Police Department

R-2024-164 First (1st) Amendment to Shared Services Agreement by and Between Township of Woolwich and Borough of Swedesboro Regarding the Provision of Police Services

R-2024-165 Resolution of the Township of Woolwich, County of Gloucester, State of New Jersey Acknowledging and Approving Receipt of Grant Funds for the FY 2024 Local Recreation Improvement Grant- Center Square Road Walking Trail Rehabilitation in the Amount of \$61,000

R-2024-166 First (1st) Amendment to Shared Services Agreement by and Between Township of Woolwich and South Harrison Regarding the Provision of Police Services

R-2024-167 Resolution of the Township of Woolwich Appointing Michael Scambia to the Position of 8th Class Patrol Officer within the Woolwich Township Police Department

R-2024-168 Resolution Requesting Approval of Items of Revenue and Appropriation NJSA 40A:4-87

R-2024-169 Resolution Requesting Approval of Items of Revenue and Appropriation NJSA 40A:4-87

R-2024-170 Resolution of the Township of Woolwich Providing Lifetime Benefits for Jane DiBella Should the Township Decide in the Future to Provide Lifetime Benefits to Current Employees Retiring with 25 Years or More of Service to Woolwich Township

Reports-Month of May:

Administrator's Report: Monthly Report

Tax Collector: \$9,504,131.19 remitted

Woolwich Fire Company: Monthly Report

Swedesboro Fire Bureau Monthly Report

Police: Monthly Report

Township Engineer: Monthly Report

Zoning Officer: Monthly Report

Trash and Recycling: Monthly Report

Liaison Reports:

Committeeman Frederick: Special Projects, Municipal Services: (Buildings & Grounds, Code, UCC, Zoning, Public Works)

Committeeman McGovern: Public Information (Social Media & OEM), Police, Parks and Recreation

Committeewoman Minhas: Solid Waste and Recycling, Health Department, Open Space Commission

Deputy Mayor Nocentino: SWEC, Education Partners (SWSD & KRSD)

Mayor Matthias: Administration (Finance, JLUB, Fire, Courts)

Old Business: Lease of the Sub-Station

New Business:

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.

Approval of Minutes: May 20, 2024 Regular and Executive Meeting
June 3, 2024 Regular meeting

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 CONDITIONALLY PERMITTING CERTAIN CLASSES OF
CANNABIS BUSINESSES TO LOCATE WITHIN SPECIFIED GEOGRAPHICAL
BOUNDARIES OF THE TOWNSHIP OF WOOLWICH IN GLOUCESTER COUNTY,
NEW JERSEY, ADDING ARTICLE V DISTRICT REGULATIONS, CHAPTER §203-
39(2)(E) , ENTITLED CANNABIS BUSINESSES AND ADDING ARTICLE VII
SUPPLEMENTAL USE CONTROLS, CHAPTER §203-76.4 CANNABIS
REGULATIONS**

2024-12

WHEREAS, the Act provides, in relevant part, that a municipality may enact ordinances, not in conflict with the provisions of P.L.2021, c.16, governing the number of cannabis establishments, as well as the location, manner, and times of operation of cannabis establishments, and may establish civil penalties for violation of such an ordinance; and

WHEREAS, the Township of Woolwich wishes to further amend its ordinances to provide for the licensing of cannabis establishments in accordance with the Act; and

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Committee of the Township of Woolwich, in the County of Gloucester, State of New Jersey, as follows:

SECTION 1. Chapter 203, entitled “Zoning” of Article V, “District Regulations” of the “Township of Woolwich Municipal Code,” specifically §203-39(2)(e), “5A Five Acre Residential District” is hereby amended and supplemented as follows (All additions are shown with underlines. The deletions are shown as strikeovers): shall be amended to read as follows (additions are shown with underlines, deletions are shown as strikethroughs, sections that remain unchanged are omitted below):

(e) Cannabis Class 1 cultivation business subject to the special requirements of §203-76.4

SECTION 2. Chapter 203, entitled “Zoning” of Article VII, “Supplemental Use Controls” of the “Township of Woolwich Municipal Code,” specifically adding §203-78, “Cannabis Regulations” is hereby amended and supplemented as follows (All additions are shown with underlines. The deletions are shown as strikeovers): shall be amended to read as follows (additions are shown with underlines, deletions are shown as strikethroughs, sections that remain unchanged are omitted below):

§203-76.4 Cannabis Regulations

A. The permitted conditional uses shall be subject to the following special requirements:

- (1) The cannabis cultivation business shall be duly licensed by the State of New Jersey with its license maintained in good standing.
- (2) No vehicular access is permitted from residential streets.

- (3) Cannabis cultivation must be located on a minimum of sixty (60) acres of land, shall not be closer than 500 feet from a property line, and shall be located outdoor, except as provided in section 14, below.
- (4) No sign shall contain any visual representation of cannabis or associated paraphernalia nor shall Cannabis cultivators display advertisements for cannabis.
- (5) All licensed facilities shall submit a detailed security plan, which shall be subject to the review and approval of the Township's Chief of Police. Such plan should include measures and procedures designed to protect both tenants and the visitors from criminal activity, unsafe conditions and incidents of nuisance/harassment. Any approval granted may be rescinded at any time such plan fails to comply with the approved procedures of the security plan or which fails to provide adequate security and safety for tenants and visitors. The proposed security plan shall include at a minimum:
 - (a) a map of all points of public entry and a description of all security measures (e.g., locks, alarms, access keypads, security cameras, foot patrols) to restrict access by unauthorized persons;
 - (b) procedures for maintaining records which shall include the date and a detailed description of all incidents of suspected criminal activity/unlawful behavior, unauthorized access, assaults, threatening conduct or harassment and a detailed description of the action taken in response to each complaint;
 - (c) procedures for maintaining records of regular audits to ensure that the security plan is current and that procedures are being followed.
- (6) Any Class 1 cultivation businesses, covered from the elements, shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public rights of way, or within any other unit located within the same building as the licensed facility if the use only occupies a portion of a building. At no cost to the Township, odor from the facility shall be monitored by a qualified contractor chosen, on an annual basis, by the Township. Subject to the review of Township and JLUB professionals and State Department of Health approval, the Applicant shall provide standard operating procedures (including maintenance) for the odor mitigation and control system as well as a shutdown of the cannabis cultivation facility should the odor mitigation and control system fail. In the event the odor mitigation and control system in the facility fails, no additional cannabis plants, material or products shall be brought to the site and if the mitigation and control system remains shut down for a period of 72 hours, all cannabis plants, material or products shall be removed immediately.
- (7) All licensed facilities shall be subject to the maximum local cannabis transfer tax and user tax, as authorized by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16).

- (8) Emergency power. All licensed cannabis establishments services shall have a backup generator, capable of maintaining, at a minimum, all electronic security systems and odor control systems in the event of a power failure for a period of at least forty-eight (48) hours. Outside generators and other mechanical equipment used for any kind of power supply, cooling, or ventilation shall be enclosed and have appropriate baffles, mufflers, and/or other noise reduction systems to mitigate noise pollution.
- (9) Noise. All cannabis business facilities shall operate in compliance with state, county, and local noise laws and regulations, except in emergency situations requiring the use of a backup generator.
- (10) Host community agreement. Any applicant for a license to operate a cannabis business within the Township shall be required to enter into a host community agreement with the Township after obtaining all approvals to (i) address on- or off-site impacts reasonably anticipated because of the nature of the business and/or the property on which such business is proposed to be located as a condition of local land use approval, and (ii) memorialize an applicant's commitment to the community and the township.
- (11) No outdoor storage of cannabis shall be permitted. This section shall not apply to outdoor cultivation plants.
- (12) In no case shall a cannabis cultivator operate or be located on land that is valued, assessed, or taxed as an agricultural or horticultural use pursuant to the Farmland Assessment Act of 1964, P.L. 1964, c. 48 (N.J.S.A. 54:423.1 et seq.).
- (13) All cannabis cultivation shall take place in an enclosed, fenced, locked area or facility. Access to such enclosed, locked area or facility shall be limited to an owner, principal, employee, volunteer, of a license holder or the staff members of a license holder's management services contractor that possesses a Cannabis Business Identification Card and are authorized by the cannabis business to access the facility.
- (14) Outdoor cultivation may occur in a full greenhouse with rigid walls, a partial greenhouse, a hoop house, or other non-rigid structure, or an expanse of open or cleared ground fully enclosed by a physical barrier as authorized pursuant to N.J.A.C. 17:30-10.3
- (15) All fencing shall be constructed of metal chain links or another similarly secure material and shall measure at least eight feet from the ground to the top. All support posts shall be securely anchored. Fencing shall meet the requirements of the relevant municipal code provisions.
- (16) Locks on gates shall be commercial-grade, non-residential door locks.
- (17) The outdoor grow area shall be protected by a security alarm system and 24-hour video surveillance system that is continuously monitored and capable of detecting

power loss, pursuant to N.J.A.C. 17:30-9.10, to ensure surveillance of the entire perimeter of the grow area and overall portions of the security fences and all gates.

- (18) Pollen and seed control. Any cannabis business shall implement measures to prevent cross-pollination and to prevent cannabis pollen and seeds from leaving the premises, which may include, but not limited to, use of pollen screens, ultraviolet light and other methods to ensure that employees, customers, vendors and other persons on site do not leave the premises while carrying any cannabis pollen or seeds knowingly or unknowingly.

SECTION 3. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 4. In the event any clause, section or paragraph of the Ordinance is deemed invalid or unenforceable for any reason, it is the intent of the Township Committee that the balance of the Ordinance remains in full force and effect to the extent it allows the Township to meet the goals of the Ordinance.

Section 5. This Ordinance shall take effect after final adoption and publication according to law.

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 6th day of May, 2024 and will be considered for final passage at a meeting of the Township of Woolwich, to be held on the 17th day of June, 2024 at 6:30 p.m. at which time and place any interested party will be given the opportunity to be heard.

Jessica Mignogna, Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted by the Township Committee of the Township of Woolwich upon second reading and subsequent to a public hearing conducted on said Ordinance at a meeting of the Woolwich Township Committee held on June 17, 2024

Jessica Mignogna, Clerk

RESOLUTION #2024-25

RESOLUTION OF REVIEW AND RECOMMENDATION FROM THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD TO THE WOOLWICH TOWNSHIP MAYOR AND TOWNSHIP COMMITTEE REGARDING PROPOSED CHANGES TO THE ZONING CODE

WHEREAS, the Mayor and Township Committee of the Township of Woolwich have referred certain proposed changes to the Zoning Code to the Joint Land Use Board of Woolwich Township to review for consistency with the Master Plan and for comment in accordance with N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64; and

WHEREAS, the Joint Land Use Board of the Township of Woolwich has adopted a Master Plan, and recently adopted a re-examination of the Master Plan pursuant to Resolution 2024-24, adopted by the Joint Land Use Board on June 6, 2024, providing for the appropriate use and development of lands in the Township in a manner which will promote the public health, safety, morals and general welfare, which includes in part a land use plan element and housing plan element; and

WHEREAS, the Mayor and Committee have introduced at first reading Ordinance No. 2024-12, which title reads "An Ordinance Conditionally Permitting Certain Classes of Cannabis Businesses to Locate Within Specified Geographical Boundaries of the Township of Woolwich in Gloucester County, New Jersey, Adding Article V District Regulations, Chapter §203-39(2)E, Entitled Cannabis Businesses and Adding Article VII Supplemental Use Controls, Chapter §203-76.4 Cannabis Regulations" which would amend the regulation of cannabis within the Township, specifically including within the 5A Five Acre Residential District and has referred the proposed Ordinance to the Joint Land Use Board for review and recommendation pursuant to N.J.S.A. 40:55D-64 and N.J.S.A. 40:55D-26. A copy of Ordinance 2024-12, which sets forth the proposed amendments to the Zoning Code is attached hereto and made a part of this resolution by way of reference as Exhibit A; and

WHEREAS, the Woolwich Township Joint Land Use Board, on June 6, 2024, performed its review and after careful review and consideration, made its recommendation based on the documents presented by the JLUB Planner and the testimony provided at the time of the hearing, including the testimony of its own professionals; and

WHEREAS, the Woolwich Township Joint Land Use Board after careful review and discussion has determined that the adoption of the proposed amendments to the Zoning Code contained in Ordinance 2024-12, conform and are consistent with the Master Plan, including the recently adopted Master Plan Re-Examination adopted on June 6, 2024 and meets the goals of same, the amendments conform with sound planning principles, the passage of the ordinance amendments would further assist in the orderly development of land within Woolwich Township and overall the amendments are in the best interests of Woolwich Township.

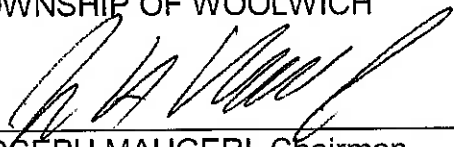
NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 9 in favor, 0 opposed and 0 abstentions, (Voting for: Grasso, Juliano, Matthais, Morgan, Morris, Moorer, Rushton, Kauffman, Maugeri) (Voting Against: _____) as follows:

1. The Woolwich Township Joint Land Use Board approves and recommends the adoption of the proposed Ordinance No. 2024-12 which includes the proposed amendments to the Zoning Code, attached hereto as Exhibit A, and same is hereby referred to the Woolwich Township Mayor and Township Committee, for review and adoption; and

2. The Woolwich Township Joint Land Use Board determines and finds that the proposed Ordinance and the proposed amendments to the Zoning Code contained therein and attached hereto as Exhibit A, are not inconsistent with and, in fact, conform to the Master Plan, including the recently adopted Master Plan Reexamination Report.

3. Any recommendations, if any, of the Joint Land Use Board are attached hereto as Exhibit B.

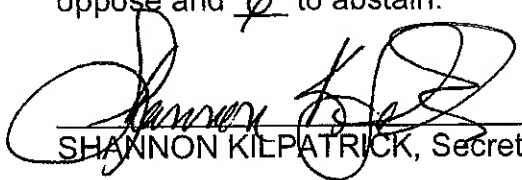
JOINT LAND USE BOARD OF THE
TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 6th day of June 2024; and such resolution was adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on June 6, 2024, by a vote 9 to approve, 0 to oppose and 0 to abstain.



SHANNON KILPATRICK, Secretary

In favor of the resolution: Grasso, Juliano, Matthais, Morgan, Morris, Moorer, Rushton, Kauffman, Maugeri

Opposed to the resolution:

Abstained:

RESOLUTION #2024-24

RESOLUTION OF THE WOOLWICH TOWNSHIP JOINT LAND USE BOARD ADOPTING A GENERAL AMENDMENT TO THE TOWNSHIP OF WOOLWICH MASTER PLAN AND PURSUANT TO THE MUNICIPAL LAND USE LAW

WHEREAS, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq. ("MLUL") the planning board of a municipality is given the authority to prepare and, after a public hearing, adopt or amend a master plan to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, the Township of Woolwich (the "Township") last adopted a comprehensive municipal Master Plan in 2003 (the "Master Plan"); and

WHEREAS, N.J.S.A. 40:55D-89 of the MLUL requires the planning board of each municipality to provide for a general reexamination of the municipal master plan and development regulations at least every ten (10) years and prepare and adopt by resolution a report on the findings of such reexamination; and

WHEREAS, the Township last adopted a full reexamination report of the municipal master plan and development regulations in 2016 and conducted a reexamination of the Master Plan on October 20, 2022, pursuant to Resolution 2022-33; and

WHEREAS, in accordance with the MLUL, the Joint Land Use Board of the Township of Woolwich (the "Joint Land Use Board") commissioned Ashton G. Jones, PP, AICP, CFM of of Remington & Vernick Engineers, to prepare a General Amendment to the municipal master plan entitled "General Amendment of the Master Plan, Woolwich Township, Gloucester County, May 24, 2024" (the "Master Plan Amendment"); and

WHEREAS, the Joint Land Use Board considered the Master Plan Amendment at its public meeting on June 6, 2024, which was open to the general public, and at this hearing the Joint Land Use Board heard testimony from its professionals regarding the Master Plan Amendment; and

WHEREAS, the Joint Land Use Board, after considering the Master Plan Amendment and based upon the information provided to the Joint Land Use Board prior to and at the time of the hearing, including any public comment, and as set forth above and throughout this Resolution, as well as, the advice, testimony and reports of the Joint Land Use Board's professionals, the Joint Land Use Board makes the following findings of fact and conclusions of law:

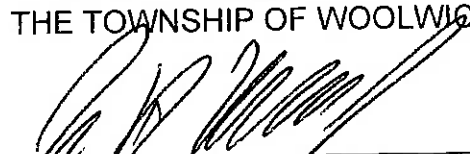
1. The last master plan reexamination for the Township was adopted in 2016 and conducted a reexamination of the Master Plan on October 20, 2022, pursuant to Resolution 2022-33.
2. The Joint Land Use Board of the Township of Woolwich (the "Joint Land Use Board") commissioned Ashton G. Jones, PP, AICP, CFM of of Remington & Vernick Engineers, to prepare a General Amendment to the municipal master plan entitled "General Amendment of the Master Plan, Woolwich Township, Gloucester County, May 24, 2024" (the "Master Plan Amendment").
3. The Master Plan Amendment and all supporting reports, elements, and all other documents submitted and on file with the Township are incorporated and made a part of this resolution by way of reference.
4. The Township provided statutorily required notice for its meeting on June 6, 2024, in accordance with the MLUL and the hearing was open to the public for comment, question and for the general public to otherwise be heard.
5. The Master Plan Amendment and all supporting reports, elements, and other documents contained therein were on file with the Township Clerk and available for public inspection, at least ten (10) days prior to the hearing date.
6. The Joint Land Use Board determines that the Master Plan Amendment, and all supporting reports, elements, and other documents, comply with all requirements of the MLUL, specifically N.J.S.A. 40:55D-10a. N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-89.
7. The Joint Land Use Board determines that all procedural requirements and regulations were fully satisfied with the regard to the preparation of the various reports and plans submitted for consideration and passage by the Joint Land Use Board regarding the public meeting held on June 6, 2024.
8. The Joint Land Use Board determines that the adoption and implementation of the Master Plan Amendment is in the public interest and will protect the public health and safety and promote the general welfare of the Township.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Woolwich, by a vote of 9 in favor, 0 opposed and 0 abstentions, (Voting for: Grasso, Juliano, Matthias, Morgan, Morris, Moore, Pushen, Kaufman, Manger) (Voting Against: _____) as follows:

1. The above-mentioned recitals are incorporated as though set forth herein.

2. The master plan amendment, entitled "General Amendment of the Master Plan, Woolwich Township, Gloucester County, May 24, 2024", and all supporting reports, elements, and other documents, including all of the recommendations set forth herein and in said documents are hereby adopted as an amendment to the Master Plan in accordance with the requirements of N.J.S.A. 40:55D-10a. N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-89.
3. The Joint Land Use Board of the Township of Woolwich determines that the Master Plan Amendment satisfies the requirements of the MLUL, and this Resolution, as well as the testimony of the members and the experts of the Joint Land Use Board, shall constitute the report on the findings of the Master Plan Amendment.
4. A copy of the Master Plan Amendment, and all supporting reports, elements, and other documents, if any, and this Resolution shall be sent to the Office of Planning Advocacy and the Gloucester County Planning Board in accordance with N.J.S.A. 40:55D-89.
5. A notice advising that the Master Plan Reexamination and this Resolution have been prepared shall be sent to any military commander who has registered with the municipality and the municipal clerk of each municipality adjoining the Township in accordance with N.J.S.A. 40:55D-89, any of whom may request a copy of the Master Plan Amendment and this Resolution.
6. A copy of the final Master Plan Amendment, and all supporting reports, elements, and other documents, if any, shall be provided to the Joint Land Use Board Secretary and the Township Clerk.
7. The Joint Land Use Board recommends to the Township Committee that it take all necessary and appropriate action to enact the proposed updates and changes set forth in the Master Plan Amendment, and all supporting reports, elements, and other documents, if any, which were adopted by the Joint Land Use Board.
8. This Resolution shall take effect immediately.

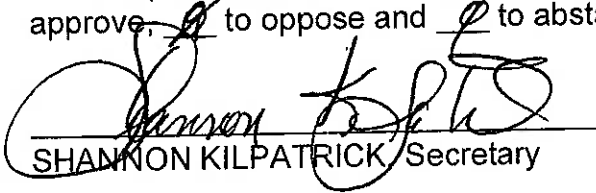
JOINT LAND USE BOARD OF
THE TOWNSHIP OF WOOLWICH



JOSEPH MAUGERI, Chairman

ATTEST:

The foregoing Resolution was a memorialization of action taken at a regular meeting of the Joint Land Use Board of the Township of Woolwich held on the 6th day of June 2024; and such resolution was also adopted by the Joint Land Use Board of the Township of Woolwich at a regular meeting held on June 6, 2024, by a vote 9 to approve, 0 to oppose and 0 to abstain.


SHANNON KILPATRICK, Secretary

In favor of the resolution:

Grasso, Juliana, Matthias, Morgan, Morris, Moore, Rushton,
Kauffman, Mauer

Opposed to the resolution:

Abstained:

**AN ORDINANCE APPROPRIATING THE SUM OF \$25,000 FROM THE CAPITAL IMPROVEMENT FUND FOR THE PURCHASE OF POLICE EQUIPMENT BY THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY
2024-16**

BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WOOLWICH, IN THE COUNTY OF GLOUCESTER, STATE OF NEW JERSEY AS FOLLOWS:

SECTION 1. \$25,000.00 is hereby appropriated from the Capital Improvement Fund for acquisitions by the Township of Woolwich, in the County of Gloucester, State of New Jersey:

<u>Purpose</u>	<u>Appropriation</u>
1. Purchase of Police Equipment	\$25,000.00

Section 2: In connection with the amounts authorized in Section 1, the Township makes the following determination:

- a) The purpose described in Section 1 is not a Current Expense and is an improvement, which the Township may lawfully make as a general improvement.
- b) The period of usefulness of the purpose described in Section 1 hereof is within the limitations of the Local Bond Law and according to the reasonable life thereof is five (5) years or more.
- c) No debt is authorized by this ordinance.
- d) The Capital budget is hereby amended to conform with the provisions of this ordinance to the extent of any inconsistency therewith, and the resolution promulgated by the Local Finance board showing full detail of the amended capital budget and capital program as approved by the Director of the Division of Local Government Services, is on file with the Township Clerk and available for inspection.

SECTION 3: All ordinances or parts of ordinances that are inconsistent with the terms of this ordinance be and the same are hereby repealed to the extent of their inconsistency.

SECTION 4: This ordinance shall take effect immediately upon proper passage, publication in accordance with law and after final adoption as provided by law.

ATTEST:

WOOLWICH TOWNSHIP

Jessica Mignogna, Township Clerk

Natalie Matthias, Mayor

NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Woolwich, held on the 17th day of June 2024 and will be considered for final passage at a meeting of the Township Committee of the Township of Woolwich, to be held on the 15th day of July 2024 at 6:30 pm, at which time and place any interested party will be given the opportunity to be heard.

Jessica Mignogna, Township Clerk

CERTIFICATION OF ADOPTION

The foregoing Ordinance was adopted upon second reading and subsequent to a public hearing held on same, at a meeting of the Woolwich Township Committee held on the 15th day of July 2024.

Jessica Mignogna, Township Clerk

**RESOLUTION AUTHORIZING RENEWAL OF PLENARY RETAIL CONSUMPTION
LIQUOR LICENSE #0824-33-003-002 TO CENTER SQUARE TAVERN LLC
R-2024-158**

WHEREAS, Center Square Tavern LLC is currently the owner of Plenary Retail Consumption Liquor License #0824-33-003-002; and

WHEREAS, said licensee has made application for renewal of said license; and

WHEREAS, the application has been reviewed by the Township Clerk and found to be in order; and

WHEREAS, the Township Clerk has further determined that all fees due and owing the Township of Woolwich and the State of New Jersey have been paid by the applicant; and

WHEREAS, the Township Committee of the Township of Woolwich wishes to renew this license in accordance with N.J.S.A.33:1-1 et seq. to the same extent that it has been granted in the past;

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

1. That the application made by Center Square Tavern LLC for the renewal of Plenary Retail Consumption Liquor License #0824-33-003-002 be and is hereby granted for a term beginning as of July 1, 2024 and expiring on June 30, 2025.
2. That the Woolwich Township Clerk is authorized and directed to take all steps necessary to affect the renewal of this license.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING THE
ACCEPTANCE OF MAINTENANCE BOND #CM101268M ON BEHALF OF WEATHERBY
TOWNHOMES, LLC- VILLAGES I, SECTION 6.3 “PEPPER FARMS”
R-2024-159**

WHEREAS, the Township of Woolwich held Performance Bond #20-04 posted on Villages I, Section 6.3 “Pepper Farms” that was authorized to release on June 3, 2024; and

WHEREAS, the Woolwich Township Engineer recommended the posting of a two-year maintenance bond as follows

Public Facilities	\$49,103.55
Landscaping Buffer	\$7,983.00
Stormwater Management	\$500.00
;	

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

1. That the Woolwich Township Clerk be and is hereby authorized to accept Maintenance Bond #CM101268M in the amount of \$57,586.55 issued by First Indemnity of America Insurance for two-years or until authorized for release by the Township Engineer.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING AN APPOINTMENT TO THE
POSITION OF DEPUTY REGISTRAR OF VITAL STATISTICS**

R-2024-160

WHEREAS, as of June 6, 2024, a vacancy in the position of Deputy Registrar of Vital Statistics within the Township of Woolwich has been created; and

WHEREAS, *N.J.S. § 26:8-17*, the local Registrar shall appoint a Deputy Registrar to assist in normal day-to-day operations within the office of the Registrar and to act in her absence; and

WHEREAS, Jessica Mignogna wishes to appoint Kim Jaworski to the position of Deputy Registrar of Vital Statistics; and

WHEREAS, it is in the best interest of the Township of Woolwich to make the appointment referenced above;

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

1. That Kim Jaworski, Tax Collector of the Township of Woolwich, be and is hereby appointed as the Deputy Registrar of Vital Statistics for a term effective as of June 17, 2024 and the salary shall be \$1,500 prorated for the remainder of 2024.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jessica Mignogna, Clerk

Natalie Matthias, Mayor

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH AUTHORIZING A REFUND FOR 2024
COMMUNITY GARDEN PLOT #14 TO APPLICANT MEGAN QUILENDERINO**

R-2024-161

WHEREAS, an application for a 2024 Community Garden Plot for plot #14 was received by applicant Megan Quilenderino; and

WHEREAS, the applicant reached out to the Community Garden Director, Eric Bennett on May 3, 2024 stating she would not be able to use the plot this season; and

WHEREAS, Eric Bennett responded to the applicant that he will be able to assign plot # 14 to someone else and a refund could be given; and

WHEREAS, the Township Committee is in agreement with the recommendation from Eric Bennett;

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

1. That the Woolwich Township CFO be and is hereby authorized to issue a refund of \$30.00 for plot #14 to applicant Megan Quilenderino.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

ATTEST: _____
Jessica Mignogna, Clerk

Natalie Matthias, Mayor

CERTIFICATION

The foregoing Resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH MAKING AN
ELEVATION WITHIN THE WOOLWICH TOWNSHIP POLICE
DEPARTMENT
R-2024-162**

WHEREAS, on September 7, 2021, Patrolman Jerry Parker was hired as a Recruit within the Woolwich Township Police Department; and

WHEREAS, upon the conclusion of Recruit training, Officer Parker was elevated to the position of 9th Class Officer on June 9, 2022; and

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

WHEREAS, the Woolwich Township Police Chief has requested that Patrolman Parker therefore be elevated to the position of 7th Class, retroactive to June 9, 2024;

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

1. That Patrolman Jerry Parker be and is hereby elevated to the position of 7th Class Patrolman for the Township of Woolwich effective retroactively to June 9, 2024.
2. That in accordance with the Agreement between the Township of Woolwich and PBA Local #122, the salary for 7th Class Officers shall be \$57,757.94 prorated for the remainder of 2024.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**RESOLUTION AUTHORIZING PETER MASSING CHANGE FROM SPECIAL LAW
ENFORCEMENT OFFICER CLASS III TO SPECIAL LAW ENFORCEMENT
OFFICER CLASS II WITHIN THE WOOLWICH TOWNSHIP POLICE
DEPARTMENT
R-2024-163**

WHEREAS, the Woolwich Township Chief of Police has requested that the Woolwich Township Committee approve the change of appointed Class III Special Law Enforcement Officer (SLEO) to Class II Special Law Enforcement Officer (SLEO), within the Woolwich Township Police Department;

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

That the Township Committee of the Township of Woolwich hereby approves the change of the following individual from Class III Special Law Enforcement Officer to Class II Special Law Enforcement Officer within the Woolwich Township Police Department.

Peter Massing

1. That the above named Special Law Enforcement Officers shall be compensated for their work as SLEO II in accordance with the Woolwich Township Salary Ordinance.
2. That as SLEO II, the above named officer shall serve the Township of Woolwich at the discretion of the Chief of Police.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

**FIRST (1st) AMENDMENT TO SHARED SERVICES AGREEMENT BY AND
BETWEEN TOWNSHIP OF WOOLWICH AND BOROUGH OF SWEDESBORO
REGARDING THE PROVISION OF POLICE SERVICES**

R-2024-164

WHEREAS, the Township of Woolwich (“Township”) and the Borough of Swedesboro (“Borough”) have entered into a Shared Services Agreement which provides for the providing of police services to the Borough of Swedesboro hereinafter referred to as the “Parties”; and

WHEREAS, the Shared Services Agreement was for a period of five (5) years or through December 31, 2024 unless otherwise terminated; and

WHEREAS, the Parties are presently discussing an extension/renewal of the Shared Services Agreement for the provision of police services by the Township to the Borough; and

WHEREAS, the Parties have agreed to extend the term of the Shared Services Agreement ending on December 31, 2024 for an additional ninety (90) days or until March 31, 2025.

NOW, THEREFORE, BE IT RESOLVED that both Parties do hereby agree as follows:

1. That the Shared Services Agreement ending on December 31, 2024 between the Parties be and is hereby extended by ninety (90) days or until March 31, 2025.
2. That the Borough agrees to pay to the Township 3/12’s of the total annual amount calculated in Section 1(6) of the Shared Services Agreement for 2025 for said ninety (90) day extension of police services.
3. That the Parties agree to extend the termination notification requirement in Section 4 of the Shared Services Agreement by an additional ninety (90) days to on or before September 30, 2024.
4. That all other terms and conditions contained in the original Shared Services Agreement shall remain valid and enforceable unless otherwise changed by this 1st Amendment to the original Shared Services Agreement.

IN WITNESS, WHEREOF, the parties affix their signatures hereto.

TOWNSHIP OF WOOLWICH

By: _____ By: _____
ATTEST: Jessica Mignagna, Clerk Natalie Matthias, Mayor

BOROUGH OF SWEDESBORO

By: _____ By: _____
ATTEST: Jena Dolbow, Clerk Thomas Fromm, Mayor

RESOLUTION OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY ACKNOWLEDGING AND APPROVING RECEIPT OF GRANT FUNDS FOR THE FY 2024 LOCAL RECREATION IMPROVEMENT GRANT- CENTER SQUARE ROAD WALKING TRAIL REHABILITATION IN THE AMOUNT OF \$61,000

R-2024-165

WHEREAS, The Township of Woolwich applied for and obtained a grant from the New Jersey Department of Community Affairs for approximately \$61,000.00 to carry out a project to Center Square Road Walking Trail Rehabilitation.

BE IT THEREFORE RESOLVED,

1. That the Township of Woolwich does hereby authorize the receipt of funding for such a grant

BE IT FURTHER RESOLVED, that the persons whose names, titles and signatures appear below are authorized to sign the application, and that they or their successors in said titles are authorized to sign the agreement, and any other documents necessary in connection therewith:

Natale Matthias
Mayor

James Watson
Administrator

CERTIFICATION:

I, Jessica Mignogna, the Municipal Clerk of Township of Woolwich hereby certify that at a meeting of the Township Committee held on June 17, 2024 the above RESOLUTION was duly adopted.

SEAL

Jessica Mignogna, Municipal Clerk

**FIRST (1st) AMENDMENT TO SHARED SERVICES AGREEMENT BY AND
BETWEEN TOWNSHIP OF WOOLWICH AND SOUTH HARRISON REGARDING
THE PROVISION OF POLICE SERVICES
R-2024-166**

WHEREAS, the Township of Woolwich (“Township”) and the Township of South Harrison have entered into a Shared Services Agreement which provides for the providing of police services to the Township of South Harrison hereinafter referred to as the “Parties”; and

WHEREAS, the Shared Services Agreement was for a period of five (5) years or through December 31, 2024 unless otherwise terminated; and

WHEREAS, the Parties are presently discussing an extension/renewal of the Shared Services Agreement for the provision of police services by the Township to the Borough; and

WHEREAS, the Parties have agreed to extend the term of the Shared Services Agreement ending on December 31, 2024 for an additional ninety (90) days or until March 31, 2025.

NOW, THEREFORE, BE IT RESOLVED that both Parties do hereby agree as follows:

1. That the Shared Services Agreement ending on December 31, 2024 between the Parties be and is hereby extended by ninety (90) days or until March 31, 2025.
2. That the Township of South Harrison agrees to pay to the Township 3/12’s of the total annual amount calculated in Section 1(6) of the Shared Services Agreement for 2025 for said ninety (90) day extension of police services.
3. That the Parties agree to extend the termination notification requirement in Section 4 of the Shared Services Agreement by an additional ninety (90) days to on or before September 30, 2024.
4. That all other terms and conditions contained in the original Shared Services Agreement shall remain valid and enforceable unless otherwise changed by this 1st Amendment to the original Shared Services Agreement.

IN WITNESS, WHEREOF, the parties affix their signatures hereto.

TOWNSHIP OF WOOLWICH

By: _____ By: _____
ATTEST: Jessica Mignogna, Clerk Natalie Matthias, Mayor

TOWNSHIP OF SOUTH HARRISON

By: _____ By: _____
ATTEST: Lindsey Kranz, Clerk Joseph Marino, Mayor

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH APPOINTING
MICHAEL SCAMBIA TO THE POSITION OF 8TH CLASS PATROL OFFICER
WITHIN THE WOOLWICH TOWNSHIP POLICE DEPARTMENT
R-2024-167**

WHEREAS, the Woolwich Township Chief of Police has made recommendation to the Woolwich Township Committee as to the hiring of officers within the Woolwich Township Police Department; and

WHEREAS, said position has been advertised and interviews were conducted with qualified candidates; and

WHEREAS, the Woolwich Township Chief of Police has recommended the hiring of Michael Scambia as full time 8th Class Patrol Officer; and

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

1. That Michael Scambia be and is hereby appointed to the position of 8th Class Patrol Officer within the Woolwich Township Police Department effective June 24, 2024.
2. That in accordance with the Agreement between the Township of Woolwich and PBA Local #122, the salaries for said officer shall be \$50,651.01 prorated for the remainder of 2024 and that he shall be offered employee benefits per the policy of the Township of Woolwich and the effective bargaining agreement between the Township of Woolwich and PBA Local #122.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk

CERTIFICATION

The foregoing resolution was duly adopted by the Township Committee of the Township of Woolwich at a meeting held on the 17th day of June, 2024.

Jessica Mignogna, Clerk

TOWNSHIP OF WOOLWICH

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION
NJSA 40A:4-87**

R-2024-168

WHEREAS, pursuant to N.J.S.A. 40A:4-87 the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item is made available by law and the amount had not been determined at the time of adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Woolwich in the County of Gloucester hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the budget of the the year 2024 in the sum of \$919.38, which is now available to said township from the *State of NJ-Alcohol Education Rehad Fund*.

BE IT FURTHER RESOLVED, that the like sum of \$919.38 is hereby appropriated under the caption Alcohol Education & Rehabilitation; and

BE IT FURTHER RESOLVED, that the above is the result of funds from State of NJ-Alcohol Education Rehab Fund in the amount of \$919.38.

ADOPTED at a meeting of the Township Committee of the Township of Woolwich held on June 17, 2024.

ATTEST:

TOWNSHIP OF Woolwich

Jessica Mignogna, CLERK

Natalie Matthias, MAYOR

CERTIFICATION

I, Jessica Mignogna, Clerk of the Township of Woolwich, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on June 17, 2024.

Jessica Mignogna, Clerk

TOWNSHIP OF WOOLWICH

**REQUESTING APPROVAL OF ITEMS OF REVENUE AND APPROPRIATION
NJS 40A:4-87**

R-2024-169

WHEREAS, pursuant to N.J.S.A. 40A:4-87 the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of a municipality when such item is made available by law and the amount had not been determined at the time of adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount;

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Woolwich in the County of Gloucester hereby requests the Director of Local Government Services to approve the insertion of an item of revenue in the budget of the the year 2024 in the sum of \$34,534.71 which is now available to said township from the *NJ Department of Environmental Protection, Clean Communities Council in the amount of \$34,534.71.*

BE IT FURTHER RESOLVED, that the like sum of \$34,534.71 is hereby appropriated under the caption Clean Communities-2024; and

BE IT FURTHER RESOLVED, that the above is the result of funds from NJ Department of Environmental Protection, Clean Communities in the amount of \$34,534.71.

ADOPTED at a meeting of the Township Committee of the Township of Woolwich held on June 17, 2024.

ATTEST:

TOWNSHIP OF Woolwich

Jessica Mignogna, CLERK

Natalie Matthias, MAYOR

CERTIFICATION

I, Jessica Mignogna, Clerk of the Township of Woolwich, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on June 17, 2024.

Jessica Mignogna, Clerk

**RESOLUTION OF THE TOWNSHIP OF WOOLWICH
PROVIDING BENEFITS FOR JANE DIBELLA SHOULD THE TOWNSHIP DECIDE
IN THE NEXT 5 YEARS TO PROVIDE BENEFITS TO CURRENT EMPLOYEES
RETIRING WITH 25 YEARS OR MORE OF SERVICE TO WOOLWICH TOWNSHIP
R-2024-170**

WHEREAS, JANE DIBELLA has dedicated 26 years of her professional career to the Township of Woolwich as Municipal Clerk and 19 years as Township Administrator; and

WHEREAS, JANE DIBELLA has played a key role in guiding the Township through significant transformation over the past 26 years; and

WHEREAS, JANE DIBELLA has retired as of March 31, 2024 and leaves behind a legacy of hard work and dedication resulting in a municipality that is well- managed, prosperous and thriving; and

WHEREAS, if Woolwich Township decides in the next 5 years to provide health benefits to employees retiring with 25 years or more of service to the Township of Woolwich, it is the consensus of the present governing body that Jane DiBella has earned and should be provided with such benefits; and

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

1. It is the consensus of the present governing body that should the Township of Woolwich decide in the next 5 years to provide health benefits to employees retiring with 25 years of more of service, Jane DiBella should be provided with such lifetime benefits.

2. A copy of this Resolution is on file within the Office of the Woolwich Township Clerk and is available for public inspection.

Adopted this 17th day of June, 2024

TOWNSHIP OF WOOLWICH

Natalie Matthias, Mayor

ATTEST: _____
Jessica Mignogna, Clerk