

**MINUTES
WOOLWICH TOWNSHIP COMMITTEE
WORK SESSION MEETING
MAY 2, 2016**

The meeting was called to order by Mayor Alan Schwager at 7:01 p.m. Mayor Schwager made the following statement:

The May 2, 2016 work session 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: Carleton: PRESENT Cavallaro: ABSENT** Schlump: PRESENT
Rizzi: PRESENT Schwager: PRESENT

**Committeewoman Cavallaro entered the meeting at 7:02 p.m.

Also present on the dais were Solicitor Mark Shoemaker, Director of Community Development Matt Blake and Jane DiBella, Administrator/Clerk.

Those present saluted the American Flag.

Committeeman Carleton moved to open the meeting to public comment. Committeeman Schlump seconded. All were in favor.

John Falciani, Esq., representing the DeStafano family who were also present, advised the Committee that his clients have been working with prior township administration towards their goal of having the Township purchase their land at residual value post TDR auction. He further advised that his clients are willing to grant a sixty (60) day grace period to proceed in good faith in order for his clients to conduct due diligence on the parcel.

Mayor Schwager thanked Mr. Falciani and advised him that this particular matter was tabled at the last meeting, but back on that evening's agenda under old business.

Discussion from the Committee ensued.

Hearing no further matters, Deputy Mayor Rizzi moved to close the public portion. Committeeman Carleton seconded. All were in favor.

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

2016-07 Ordinance of the Township of Woolwich Amending Chapter 203 Section 6 of the Code of the Township of Woolwich Regarding Signs for Home Occupations

Motion to introduce: Carleton Second: Schlump

Roll Call: Carleton: YES, Cavallaro: YES, Schlump: YES, Rizzi: YES, Schwager: YES

2016-08 An Ordinance of the Township of Woolwich Amending Chapter 143 Section 10 of the Code of the Township of Woolwich Regarding Re-Occupancy and or Sale of Vacant, Abandoned or Foreclosed Property

Motion to introduce: Carleton Second: Schlump

Committeeman Schlump asked if this would include garages and outbuildings. The Solicitor advised that the Ordinance is meant for any type of abandoned structure.

Roll Call: Carleton: YES, Cavallaro: YES, Schlump: YES, Rizzi: YES, Schwager: YES

Mayor Schwager read the following resolutions by title only for the Committee's consideration:

R-2016-110 Resolution of the Township of Woolwich Adjusting Property Taxes for Block 47.02 Lot 3

Motion: Schlump Second: Carleton All in favor Schwager abstained

R-2016-111 Resolution for Public Fireworks Display Motion: Rizzi Second: Carleton All in favor

R-2016-112 Resolution Authorizing Proposal of GEI Consultants Motion: Rizzi Second: Schlump

Mayor Schwager asked who is going to review the scope. Mr. Blake responded that it will be reviewed in-house with administration and the Dep. Mayor and that a meeting has been scheduled with GEI to discuss the scope later in the week. All were in favor.

R-2016-113 Resolution Authorizing Cancellation of Certain Taxes

Motion: Schlump Second: Carleton All in favor

R-2016-114 Resolution Authorizing the Hiring of Summer Help Within the Woolwich Township Department of Public Works Motion: Carleton Second: Schlump Committeeman

Schlump asked if it was still hoped to hire two more employees. Mrs. DiBella replied in the affirmative. All were in favor.

R-2016-115 Resolution Endorsing the Findings and Determination Statement and Authorizing the Clerk to Submit Application for Raffle License on Behalf of Ryan's 41319 Foundation

Motion: Carleton Second: Rizzi All in favor

R-2016-116 Resolution Authorizing the Tax Collector to Transfer or Refund Overpayment of Taxes

Motion: Schlump Second: Carleton All in favor

The Administrator/Clerk presented her report as self explanatory. There were no questions from the Committee.

The Director of Community Development presented his report noting the following items:

TDR Reversed Auction-Qualified bid acceptances were due. All but two bidders returned.

Master Plan-Public Hearing is scheduled for May 19th. Map changes will follow prior to June 30th.

High Hill Road Round a Bout-Spoke with the County. They hope to bid the project in June or July.

High Hill Road Trailhead-S. Jersey Gas has donated \$2,000 to the project

Resident Correspondence- Received communication from resident stating that signage is needed at High Hill Park West

Mr. Blake also updated the Committee on the preservation efforts of Daybreak Farms. He discussed the process, and noted as an aside, that he has incorrectly spoken about a resolution having been passed in regards to the DeStefano property, and that under normal circumstances, a resolution is not passed until after appraisals and agreement of sale have been finalized. As to Daybreak Farms, he noted that the County is taking the lead and will pay 75% of project cost plus transactional costs. The next step will

be for the county to undertake a survey and environmental work with July being a possible time frame for the county to enact a resolution agreeing to purchase. He noted that this is a thirty-three (33) acre property.

Motion was made by Committeeman Carleton and seconded by Committeeman Schlump to approve resolution **R-2016-117 Resolution for Closed Session**. All were in favor.

The Committee entered closed session at 7:17 p.m. for the purpose of discussing litigation in the matter of Stebbins v. Jaramillo, Lewis and DiBella.

The regular meeting reconvened at 8:32 p.m.

Discussion ensued regarding the potential acquisition of open space known as Block 2, Lot 18 and Block 2, Lot 23 at residual value post Reversed TDR Auction as previously tabled on 4-18-16.

Mr. Blake referred the Committee to his report regarding appraisals and environmental issues, and noted that both property owners were present in the audience for any questions. He again noted that if the township were interested in acquiring the properties, a resolution would have to be adopted by the Committee, but only after environmental assessment and appraisal processes are completed. He added that costs can be significant, particularly for environmental cleanup and structure demolition. He added that the township or county would require a phase 1 study and that the county requires the seller to conduct the necessary decontamination and/or demolition prior to settlement. He added that there is currently no asking price for these parcels, and such would only be derived post appraisal process.

Mayor Schwager acknowledged that he is aware that the property owners have spoken with the township over the past few years under different administration. He added that as the Township currently owns large undeveloped parcels up and down High Hill Road, that maybe money would better be spent by developing those for recreation instead of purchasing more land. He added that parcel(s) the Township already purchased came with a huge price tag for environmental cleanup, which is something he does not want to experience again.

He requested comments from his fellow committee.

Committeeman Carleton said that he is in agreement with the Mayor, intrigued by the proposal, but concerned of potential additional costs.

Committeeman Schlump noted that the intent to acquire these parcels had been previously agreed upon.

Committeewoman Cavallaro said that she agrees with Committeeman Schlump, and that the agreement anticipated the intent of the township to fulfill its Open Space Plan. She added that acquisition was a high priority of the Director of Community Development, who the Township pays to provide such opinions and make such decisions. Committeewoman Cavallaro further said that with the large county cost share contribution, the township would be remiss to not take advantage of the opportunity after conducting due diligence.

Seeing to property owners wishing to speak, motion was made by Committeeman Schlump and seconded by Committeewoman Cavallaro to re-open the meeting to public comment.

Ida Zammarelli representing the Marino family advised that her clients would not be willing to pay any costs associated with demolition of the home on the property.

Mr. Falciani, representing the DeStefano family said that his clients would be willing to pay their debt environmentally.

With no further comment, the public portion closed upon a motion by Deputy Mayor Rizzi and seconded by Committeeman Schlump. All were in favor.

Mayor Schwager said he is not ready to say no to acquisition, even though he does not see the need for acquiring the land. He added that at the very least, he would agree to conduct due diligence.

Brief discussion was held as to why the Marino family did not want to sever the farm house from the property. Mr. Blake added that a potential agreement of sale would contain provisions to allow the seller to walk away.

Mayor Schwager asked if it would be best to get the Phase 1 and appraisals. Mr. Blake agreed that it would provide leverage to move forward in short order.

The Mayor replied that he saw no reason to not continue down that path, with the understanding that it is not a guarantee of purchase, but rather going to the next step.

Committeeman Schlump asked Mr. Blake for an anticipated time frame. He estimated a few months.

It was asked if the township would conduct the appraisals and then the environmental study. Mayor Schwager said that he would support going through the appraisal process.

Committeewoman Cavallaro said that she thinks both should be conducted simultaneously. Mayor Schwager noted that the process on the Daybreak Farm was appraisals and then environmental.

Deputy Mayor Rizzi then made a motion to authorize the Director of Community Development to find appraisers to conduct the necessary appraisals on the DeStefano and Marino properties. Committeeman Schlump seconded. Committeewoman Cavallaro said that she wished that both processes could be conducted simultaneously, but was still in support of the motion. All were in favor.

Discussion ensued under new business as to drainage complaints by the resident of 250 Daniels Way and the engineer's suggestions as to remediation. It was decided to monitor the site during the next rain event and to inquire with the engineer as to how this is the township's problem to fix.

Also under new business, Deputy Mayor Rizzi moved to authorize the Solicitor to proceed in conformance with the discussion conducted in closed session regarding the Stebbins litigation. Committeeman Carleton seconded. All were in favor.

Committeeman Schlump moved to authorize the approval of bills and purchase orders as presented by the finance officer, pending the final approval of the Mayor. Committeeman Carleton seconded. All were in favor.

With no further business, motion was made by Deputy Mayor Rizzi, seconded by Committeeman Carleton and unanimously approved to adjourn the meeting. All were in favor.
The meeting adjourned at 9:06 p.m.

Respectfully submitted,

Jane DiBella
Administrator/Clerk

Minutes not verbatim
Audio recording on file