

MEETING CALLED TO ORDER:

Mayor Wright called the meeting to order at 7:00 pm.

SALUTE TO FLAG:

All present pledged their allegiance to the flag of the United States of America.

OPENING PRAYER:

The Municipal Clerk provided the opening prayer.

ROLL CALL:

Charles Flamini, Committeeman, present
Marie D. Lawrence, Committeewoman, present
Evelyn M. Leverett, Committeewoman, present
George Lowery, Committeeman, present
Edward Pleczynski, Committeeman, present
Vacant
Raymond J. Watkins, Jr., Committeeman, present
John A. Wilson, Committeeman, present
Barry M. Wright, Mayor, present

OTHER OFFICIALS PRESENT:

Joseph Gallagher, Township Administrator; Steve Dringus, CMFO; Deborah A. Iannaco, Municipal Clerk; CherylLynn Walters, Acting Township Solicitor; Gary A. White, Township Engineer; George Hann, Municipal Utilities Engineer; Chief Stimelski, WTPD; Capt. Ostermueller, WTPD/Deputy Emergency Management Coordinator; Capt. Leahy, WTPD; Louis Bowman, Supt. of Municipal Utilities; Senator Madden, Assemblywoman Mosquera; Kurt Marella, WTHS Principal; Cheryl Pitts, WTBOE President; and Kim Lombardo, Recorder.

“OPEN PUBLIC MEETINGS LAW” ANNOUNCEMENT:

Mayor Wright announced this meeting is being conducted in full compliance of the “Open Public Meetings Law” and notices were sent to the Courier Post, the Central Record, Philadelphia Inquirer and other

news media. In addition, the notice was provided on the Official Bulletin Board. This meeting is being electronically recorded.

EMERGENCY EXITS:

Mayor Wright stated to please be aware in the event of an emergency, all persons in the courtroom should exit the courtroom quickly and orderly, using the two main doors in the courtroom and then locate the nearest exit to safety. In addition, all cell phones shall be turned off or placed on vibrate during the Township meeting.

ANNOUNCEMENTS:

1. Committeeman Flamini announced that Winslow Township proclaims mandatory restriction of the use of water for certain purposes. Even numbered addresses can water on even numbered days and odd numbered addresses can water on odd numbered days. Water usage is restricted to 5:00 am to 7:00 am and 7:00 pm to 9:00 pm. Outside water usage is prohibited on the 31st day of the month.
2. Committeeman Wilson announced the 2015 Fall Leaf Collection schedule continues as follows:

Round 1

Ward 1 November 23 thru November 27

Round 2

Ward 4 November 30 thru December 4

Ward 3 December 7 thru December 11

Please have your leaves on curbside loose at the beginning of your scheduled week. Leaves must be free from all other yard debris including sticks, twigs, acorns, etc. Vehicles should not be parked too close to the leaves so that your leaves can be easily accessed.

3. Committeeman Watkins announced Winslow Township's Annual Tree Lighting will be held on Friday, December 4, 2015 beginning at 6:30 pm at Miller's Mulch, 614 South Egg Harbor Road. Santa and Mrs. Claus will arrive by fire truck at 7:00 pm. All Winslow

Township residents are invited to join us and celebrate the Holiday Season.

PRESENTATION:

1. The Winslow Township High School Chamber Choir sang three holiday songs - Mr. Doheny, Chorus Director

MINUTES OF PREVIOUS MEETINGS:

Minutes from the September 22, 2015 General Meeting; the October 13, 2015 Workshop/Business Meeting; and the October 27, 2015 General Meeting of the Winslow Township Governing Body were distributed and are now subject to approval.

A Motion was made by Committeeman Flamini and seconded by Committeeman Pleczynski to approve the aforementioned Minutes. The motion carried.

PROCLAMATIONS:

1. Committeewoman Leverett presented the National Adoption Month Proclamation to Charles and Dorothy Beck, Jr. who have been recognized for adopting 10 children by Congressman Norcross and has received the Angels of Adoption Award.

Mayor Wright added he and his wife have adopted their two youngest daughters that he described as a gift from God.

2. Pi Kappa Kappa Chapter of the Omega Psi Phi Fraternity, Inc.

Mayor Wright stated he and Senator Madden attended Pi Kappa Kappa Chapter's ceremony at CCU Church.

Senator Madden and Assemblywoman Mosquera presented a Joint Legislative Commendation to Deputy Mayor Lawrence for her hard work in the community and her volunteerism.

Mayor Wright also presented a Proclamation to Deputy Mayor Marie Lawrence: Pi Kappa Kappa Chapter 2015 Basileus Awardee for her many endeavors throughout her career.

Assemblywoman Mosquera presented a Joint Legislative Commendation to Cheryl Lillian Pitts: Pi Kappa Kappa Chapter 2015 Basileus Awardee. Mrs. Pitts is also the President of the Winslow Township School Board.

Mayor Wright presented a Proclamation to Mrs. Pitts. Mayor Wright accredited the partnership between the Board of Education and the Township to Mrs. Pitts.

Mayor Wright presented a Proclamation to Victoria Frasier: Pi Kappa Kappa Chapter 2015 Basileus Awardee. Mayor Wright thanked Ms. Frasier for her participation in Township events.

Senator Madden also presented a Joint Legislative Commendation to Mrs. Frasier for making a difference in children's lives.

Mayor Wright recognized the other Awardees who were not in attendance:

- Bishop Robert F. Hargrove, Sr. – Pi Kappa Kappa 2015 Omega Citizen of the Year
- Beverly Mann-Burgess: Pi Kappa Kappa Chapter 2015 Basileus Awardee
- Yvonne Kilson: Pi Kappa Kappa Chapter 2015 Basileus Awardee
- Patricia Parker: Pi Kappa Kappa Chapter 2015 Basileus Awardee
- Gothrie Short, Jr.: Pi Kappa Kappa Chapter 2015 Basileus Awardee
- Bernard Kevin Woods: Pi Kappa Kappa Chapter 2015 Basileus Awardee
- One proclamation for Pi Kappa Kappa 2015 Achievement Week Honorees (Brother Bobby Harris, Brother James Stevenson, Brother Joe English, Basileus Mark Coston)

RETURN TO PRESENTATIONS:

2. Chief Stimelski presented a Civilian Award to Marla Haines who donated purchases she bought at Walmart to a family displaced by a house fire in Sicklerville.
3. Chief Stimelski presented a LEVEL II Letter of Commendation to Ptlm. James Haines

HEARING ON TAYLOR WOODS AMENDED FINAL PLANNED UNIT DEVELOPMENT "PUD"

Mayor Wright read the following statement and turned the proceedings over to Mrs. Walters:

An Application has been filed by Taylor Woods, LLC with the Township for Amended Final Planned Unit Development Approval. The application also request any and all variances, waivers, Ordinance interpretations and/or other relief that may be necessary to permit the proposed use and development of the property.

Mrs. Walters began the hearing by explaining that Taylor Woods LLC is applying for an amended PUD approval.

Mrs. Walters sworn in Deborah A. Iannaco, the Municipal Clerk and Gary A. White, the Township Engineer.

Mr. Washburn, attorney for Taylor Woods, LLC indicated said amended PUD is situated on Block 2401, Lots 6.01, 6.02 and 14, in addition to an offsite easement on Route 73 (Block 2504, Lot 4.05). The PUD consists of 100 acres and the developer is proposing an amendment to the final PUD approval. The amendment includes two additional buildings, which consists of 48 additional units. 264 units were previously approved. The developer received preliminary site plan approval and an amended tentative PUD approval from the Planning Board. The Applicant is now seeking the Township's final amended PUD approval. Mr. Washburn introduced Mr. Schaffer, Manager of Taylor Woods, LLC.

Mrs. Walters sworn in Mr. Schaffer.

Ms. Iannaco confirmed she received proof of publication of the hearing and proof of service for property owners within 200 feet. Ms. Iannaco also confirmed that the notices have been completed as required by the Municipal Land Use Law.

Mrs. Walters requested clarification from Mr. Washburn regarding the two new buildings, one new parking facility and the storm water management being utilized for the existing buildings.

Mr. Washburn confirmed there will be no additional basins for the two new building. The new buildings will be will utilized by the basins already on site.

Mrs. Walters questioned Mr. Washburn if the Applicant was required to get a parking variance.

Mr. Wasburn stated the Planning Board granted a parking variance, which will be shared with the clubhouse visitors.

Mrs. Walters questioned if there were any proposed changes to Lot 4.05 which contains the easement, to which Mr. Washburn responded there are no proposed changes.

Mrs. Walters also requested confirmation that there is no development proposal for Block 2401, Lot 14, to which Mr. Washburn responded Lot 14 is part of the PUD and the development proposals at this time.

Mrs. Walters stated the original application for amendment contains height variances. Mr. Washburn confirmed the Applicant is no longer seeking height variances. The buildings will be the height previously approved.

Mr. Washburn stated that after the Governing Body's approval, the final step is to seek get final amended site plan approval from the Planning Board.

Mr. White went over his report for Taylor Woods, LLC's PUD amendment for Phases 7 and 9. The Township Committee approved the original phase in 2011 for 264 apartments and other site improvements. The Applicant has constructed sanitary sewer, storm sewer, and parking. They are now seeking an amended approval to add phases 7 and 9 for 48 additional units and associated parking. Mr. White stated the majority of the site improvements were already approved. The Applicant's engineer submitted a statement confirming the amended PUD request complies with the Township Ordinance. If the amendment is approved, the complex will have 15 buildings consisting of 312 apartments. Mr. White also noted the Pinelands Certificate of Filing dated April 2, 2015 is indicated as inconsistent, which Mr. Washburn will be addressing. In addition, the amended site plan needs to clearly denote the location of phase 7. Mr. White recommends the Township approve the final PUD

amendment. Mr. White stated Article VIII of the MLUL, requires Applicants to receive tentative approval from the planning board then appear before the Township Committee.

Mrs. Walters requested the Applicant to explain the inconsistent Certificate of Filing.

Mr. Schaffer explained the issue regarding the drainage proposal for the Pinelands Commission, which was approved previously by them. Their engineer is working this out and it should not be an issue.

Mrs. Walters stated there were 40 affordable housing units, which were previously approved that have not yet been constructed. The Township is being advised to approve the amendment conditioned upon the affordable housing units be constructed prior to the two new buildings. The Applicant accepts this condition.

Mr. Schaffer requested permission to begin the site work prior to the construction of the new buildings. Mrs. Walters concurs with Mr. Schaffer's request.

Mrs. Walters stated the final PUD approval is consistent with the tentative amendment approval and Winslow's PUD ordinance. The Governing Body will have to approve, with conditions, or deny the final amended PUD. Subsequent to this meeting, the Applicant will have to seek approvals from the planning board for an amended final major site plan.

Mrs. Walters stated that there is nothing further and closed the hearing.

Mayor Wright commended Mr. Schaffer for the beautiful job he is doing at the site.

PUBLIC HEARING:

Mayor Wright opened the hearing to the public.

Hearing no comments, Mayor Wright closed the hearing to the public.

A Motion was made by Committeeman Watkins and seconded by Committeewoman Leverett to approve Taylor Woods, LLC's final amended PUD. The motion carried.

A roll call vote indicated the following:

Charles Flamini, Committeeman, yes
Marie D. Lawrence, Committeewoman, yes
Evelyn M. Leverett, Committeewoman, yes
George Lowery, Committeeman, yes
Edward J. Pleczynski, Committeeman, yes
Vacant
Raymond J. Watkins, Jr., Committeeman, yes
John A. Wilson, Committeeman, yes
Barry M. Wright, Mayor, yes

The motion carried.

Mrs. Walters advised Mr. Washburn that a memorializing resolution will be prepared for the next Township meeting agenda.

CLAIMS APPROVAL:

A List of Claims was submitted by Treasury for approval and individual vouchers are available for review.

A Motion was made by Committeeman Pleczynski and seconded by Committeeman Wilson to approve the aforementioned claims list. The motion carried.

COMMUNICATIONS:

None.

INTRODUCTION OF ORDINANCES:

None.

SECOND READING OF ORDINANCES:

O-2015-022 ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, AMENDING CHAPTER 40 OF THE CODE OF THE TOWNSHIP OF WINSLOW ENTITLED "LAND USE

PROCEDURES” *(Amends fee schedule for applications submitted for Planned Unit Developments “PUD”)*

- a. Memorandum dated November 20, 2015 from the Planning Board concurring with the proposed changes

HEARING:

Mayor Wright opened the hearing to the public.

Hearing no comments, Mayor Wright closed the hearing to the public.

ADOPTION:

A Motion was made by Committeeman Lowery and seconded by Committeeman Watkins to adopt the aforementioned Ordinance.

A roll call vote indicated the following:

Charles Flamini, Committeeman, yes
Marie D. Lawrence, Committeewoman, yes
Evelyn M. Leverett, Committeewoman, yes
George Lowery, Committeeman, yes
Edward J. Pleczynski, Committeeman, yes
Vacant
Raymond J. Watkins, Jr., Committeeman, yes
John A. Wilson, Committeeman, yes
Barry M. Wright, Mayor, yes

The motion carried.

O-2015-023 ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE ACQUISITION BY GIFT OF CERTAIN PROPERTY FROM ESTATE OF MURRAY FELDMAN AND/OR RHEA FELDMAN AS THEIR INTEREST MAY APPEAR *(Acquisition of Land Being Block 2201, Lot 4)*

HEARING:

Mayor Wright opened the hearing to the public.

Hearing no comments, Mayor Wright opened the hearing to the public.

ADOPTION:

A Motion was made by Committeeman Flamini and seconded by Committeeman Lowery to adopt the aforementioned Ordinance.

A roll call vote indicated the following:

Charles Flamini, Committeeman, yes
Marie D. Lawrence, Committeewoman, yes
Evelyn M. Leverett, Committeewoman, yes
George Lowery, Committeeman, yes
Edward J. Pleczynski, Committeeman, yes
Vacant
Raymond J. Watkins, Jr., Committeeman, yes
John A. Wilson, Committeeman, yes
Barry M. Wright, Mayor, yes

The motion carried.

O-2015-024 ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, REPEALING AND REPLACING CHAPTER 211 OF THE CODE OF THE TOWNSHIP OF WINSLOW ENTITLED "RENTAL PROPERTY" (*Fee schedule for registration, change of tenancy or change of ownership, and inspection on rental properties*)

HEARING:

Mayor Wright opened the hearing to the public.

Hearing no comments, Mayor Wright closed the hearing to the public.

ADOPTION:

A Motion was made by Committeeman Flamini and seconded by Committeewoman Leverett to adopt the aforementioned Ordinance.

A roll call vote indicated the following:

Charles Flamini, Committeeman, yes
Marie D. Lawrence, Committeewoman, yes
Evelyn M. Leverett, Committeewoman, yes
George Lowery, Committeeman, yes
Edward J. Pleczynski, Committeeman, yes
Vacant
Raymond J. Watkins, Jr., Committeeman, yes
John A. Wilson, Committeeman, yes
Barry M. Wright, Mayor, yes

The motion carried.

RESOLUTIONS:

A Motion was made by Committeewoman Lawrence and seconded by Committeeman Flamini to approve Resolutions R-2015-518 thru R-2015-531 by block vote. The motion carried.

R-2015-518 Resolution Authorizing a Proposal with CME Associates for Piney Hollow Rd. (County Spur 651) & Mays Landing Rd. (NJSH Route 73 – Traffic Signal Warrant Analysis

R-2015-519 Resolution of the Township of Winslow, County of Camden, and State of New Jersey, Approving and Adopting Fees for Rental Property Licensing and Rental Property Inspections Pursuant to Chapter 211 of the Code of the Township of Winslow Entitled “Rental Property”

R-2015-520 Resolution Authorizing a One (1) Year Contract Awarding the Third Year Option, of a Cooperative Pricing Agreement Between The Township of Winslow and the County of Camden, with Deer Carcass Removal Services

TOWNSHIP OF WINSLOW
GENERAL MEETING OF THE MAYOR & TOWNSHIP COMMITTEE

NOVEMBER 24, 2015

- R-2015-521** Resolution Authorizing Reimbursement of Excess Real Estate Taxes and/or Utility Charges Paid
- R-2015-522** A Resolution Providing Authorization for Purchasing by use of contracts established between the New Jersey Division of Purchasing and Certain Providers of Goods and Services (rock salt & treated salt for roadways)
- R-2015-523** Resolution Placing A Lien On Block 1106.06 Lot 5 (55 Wildcat Branch Drive, Sicklerville, NJ 08081) (\$446.52) (Grass and Weeds)
- R-2105-524** Resolution Placing A Lien On Block 1105.02 Lot 11 (4 Haystack Ct., Sicklerville, NJ 08081) (\$381.01) (Grass and Weeds)
- R-2015-528** Resolution Placing A Lien On Block 301.05 Lot 6 (24 Log Cabin Rd., Sicklerville, NJ 08081) (\$381.01) (Grass and Weeds)
- R-2105-529** Resolution Placing A Lien On Block 12205 Lot 63 (8 Oak Forest Dr., Sicklerville, NJ 08081) (\$571.92) (Sidewalk)
- R-2015-530** Resolution Placing A Lien On Block 4813 Lot 1 (3 Mauriello Dr., Waterford, NJ 08089) (\$221.26) (Trash and Debris)
- R-2015-531** Resolution Authorizing The Renewal And Issuance Of Certain Licenses For The Towing And Storing Of Automobiles For the Township Of Winslow, County Of Camden State Of New Jersey
- R-2015-532** Resolution Authorizing 2016 Junkyard License Renewal
- R-2015-533** Resolution Providing for the Refund of Unused Police Off-Duty Employment Trust Escrow Funds to Craig Test Boring Co.
- R-2015-534** Resolution Approving Release of the Performance Guarantee Posted for Winslow Cross Creek Phase I

TABLED ITEMS-UNFINISHED BUSINESS:

None.

UNFINISHED BUSINESS:

NEW BUSINESS:

1. Public Buildings and Grounds Application – Girl Scout Troop #30689 on January 23, 2016 from 3:00 pm – 6:00 pm at the Senior Citizens Center
2. Public Buildings and Grounds Application – New Life Regular Grand Lodge of New Jersey on the 1st and 3rd Saturday of the month in 2016 from 6:00 pm – 10:00 pm at the Star Building
3. Public Buildings and Grounds Application – Narcotics Anonymous on every Saturday for the year 2016 from 12:30 pm – 2:00 pm at the Star Building
4. Public Buildings and Grounds Application – Narcotics Anonymous on every Tuesday for the year 2016 from 8:00 pm – 9:45 pm at the Star Building
5. Public Buildings and Grounds Application – Narcotics Anonymous every Monday and Friday for the year 2016 from 12:00 noon – 1:30 pm at the Star Building

A Motion was made by Committeewoman Leverett and seconded by Committeeman Lowery to approve the aforementioned public buildings and grounds application nos. 1-5. The motion carried.

6. Engineer's Report – Churchill Engineers dated November 2015

Mr. White went over his report.

CCU – Winslow Cross Creek

Mr. White reported Phases 1 and 2 are complete. Site improvements are complete and the units have been constructed.

Summer Lea Townhomes on Kali Road

Mr. White reported the bank is looking to sell their interest to a division of Hovanian Builders.

Taylor Woods

Mr. White reported four apartment buildings are completed with two others currently under construction.

PDQ

Mr. White reported PDQ held their grand opening on November 8th. It is the first in New Jersey. It seems extremely well received.

Williamstown Sidewalk Project

Mr. White reported all sidewalks are in. The contractor is going to re-strip the intersection of Williamstown and Sicklerville Roads. The second phase will connect the sidewalk on Sicklerville Road to the school and CCU Church.

7. Engineer's Report – Remington & Vernick dated November 24, 2015

Mr. Hann went over his report.

SCADA System

Mr. Hann reported there was a progress meeting held on November 18, 2015, wherein the contractor supplied an updated schedule. The project is expected to be done by late December. The next meeting is scheduled for December 2, 2015.

BUSINESS LICENSE APPLICATIONS:

1. Soul Boat
542 Cross Keys Road #5
Sicklerville, NJ 08081
2. Sicklerville Soul Restaurant
250 Sicklerville Road

Sicklerville, NJ 08081

3. Scotty's Cleaning Company
75 Brearly Drive
Sicklerville, NJ 08081
4. Winslow Auto and Truck Repair, LLC
310 Erial Road
Sicklerville, NJ 08081

A Motion was made by Committeeman Wilson and seconded by Committeeman Watkins to approve the aforementioned business license application nos. 1-4. The motion carried.

CLOTHING/DONATION BIN APPLICATIONS:

None.

PAWNBROKER AND DEALERS IN SECONDHAND GOODS:

None.

TAXICAB OWNER/DRIVER'S LICENSE:

None.

TAXICAB DRIVERS:

1. GiVonna L. Hamilton – Taxicab Company: R&G Cab, LLC

A Motion was made by Committeeman Lowery and seconded by Committeewoman Leverett to approve the aforementioned taxicab driver application. The motion carried.

MAYORAL APPOINTMENT(S)

None.

PUBLIC PARTICIPATION:

MOTION TO OPEN PUBLIC PARTICIPATION:

A Motion was made by Committeeman Watkins and seconded by Committeeman Pleczynski to open public participation. The motion carried.

GENERAL MEETING OF THE MAYOR & TOWNSHIP COMMITTEE

ALL CITIZENS WILL BE ALLOWED FIVE MINUTES TO BE HEARD.

Frank Scordo, 701 Bairdmore Avenue – He questioned the location of the misplaced files. He complained about the top paving in the municipal building parking lot. He is unhappy.

HEARING NO FURTHER COMMENTS FROM THE PUBLIC – A MOTION TO CLOSE PUBLIC PARTICIPATION IS REQUIRED:

A Motion was made by Committeeman Lowery and seconded by Committeeman Flamini to close public participation. The motion carried.

COMMENTS BY OFFICIALS:

Mayor Wright stated he does not know what missing files Mr. Scordo is referring to. The Mayor also stated the parking lot was done with micro-surfacing not concrete.

Mayor Wright explained the municipal court is in disarray due to the construction in the court office. He commended Mr. Gallagher for his efforts on the building improvements.

Mr. Gallagher added the court office will be done in two weeks. The court room will be done by the end of this year.

Mayor Wright also congratulated the re-elected officials: Committeemen Watkins, Lowery and Wilson, as well newly elected Paula Paretti. He thanked the Township residents for reelecting him as Mayor for another 4-year term. He believes the Township is moving in the right direction. Mayor Wright added that Winslow Township's per capital budget is the lowest of all the Camden County's 37 municipalities. He commended Ms. Iannaco, Mr. Gallagher and Mr. Dringus for a job well done. The Mayor also wished everyone a Happy Thanksgiving.

CLOSING PRAYER:

The Municipal Clerk provided the closing prayer.

ADJOURNMENT:

A Motion was made by Committeeman Flamini and seconded by Committeeman Watkins to adjourn the meeting at 8:15 pm. The motion carried.

PREPARED BY:

Deborah A. Iannaco, RMC
Municipal Clerk
Township of Winslow

DAI/lld

Total Meeting Time 1 Hour and 15 Minutes