

**MEETING CALLED TO ORDER:**

Mayor Lawrence 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  
Brandon Glikas, Committeeman, present  
Jacquelyn Lee, Committeewoman, present  
Charles Leps, Committeeman, present  
Evelyn M. Leverett, Committeewoman, present  
Carlos A. Vascos, Committeeman, present  
Raymond J. Watkins, Jr., Committeeman, present  
John A. Wilson, Committeeman, present  
Marie D. Lawrence, Mayor, present

**OTHER OFFICIALS PRESENT:**

Joseph Gallagher, Township Administrator; Steve Dringus, CMFO; Lisa Dority, Municipal Clerk; Stuart Platt, Township Solicitor; Gary White, Township Engineer; Steven Donohue, Municipal Utilities Engineer; Chief Lemons, WTPD; Glen Thorsen, Emergency Management Coordinator; Robert Stimelski, Former Committeeman Ward 1; John Shaw, Board of Education Member; Sharee Shiver, Tax Office Clerk and Maria Babl, Recorder.

**“OPEN PUBLIC MEETINGS LAW” ANNOUNCEMENT:**

Mayor Lawrence stated this meeting is being conducted in full compliance of the “Open Public Meetings Law” and notices were sent to the Courier Post and The Hammonton Gazette and other news media. In addition, the notice was provided on the Official Bulletin Board. This meeting is being electronically recorded.

**EMERGENCY EXITS:**

Mayor Lawrence announced 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.

**MEETING SCHEDULE:**

Mayor Lawrence announced to please be aware Governing Body meetings for 2022 are held the second and fourth Tuesdays of the month with the exception of July, August, and December, which are held on the 3<sup>rd</sup> Tuesday of the month and November being the 4<sup>th</sup> Tuesday. All residents are encouraged to attend all meetings.

**ANNOUNCEMENTS:**

1. Committeeman Flamini announced 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. Committeewoman Lee announced Winslow Township Board of Health presents "Walk the Track!" on every 1<sup>st</sup> Saturday of the month at Winslow Township High School beginning at 8:00 am. The next walk is scheduled for Saturday, November 5th. Participants will need to bring their own water bottle. For more information, please contact the Board of Health at 609-567-0700 ext. 8008
3. Committeeman Vascos announced Winslow Township invites you to join us as we honor our veterans at our annual Veterans Day Service on Friday, November 11, 2022 at 11:00 am the War Memorial. Light refreshments will be served
4. Committeeman Watkins announced Winslow Township General Offices will be closed Friday, November 11, 2022 in observance of Veterans Day. Curbside trash and recycling materials will be picked up on normally scheduled days.

5. Committeeman Glikas announced Halloween Trick or Treat hours in Winslow Township are from 3:00 pm until 8:00 pm on Monday, October 31, 2022. In addition, a special curfew is set at 8:00 pm on the evenings of October 30<sup>th</sup> and October 31<sup>st</sup> for those under 18 years of age.
6. Committeeman Wilson announced the 2022 Fall Leaf Collection is as follows:

Ward 1	November 7- November 11
Ward 2	November 14-November 18
Ward 3	November 21- November 25
Ward 4	November 28-December 2

In every instance, collection will begin on Monday and continue until the entire route is complete. Please have 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. Also be sure vehicles are not parked too close to the leaves so that your leaves can be easily accessed.

**MINUTES OF PREVIOUS MEETINGS:**

None.

**PROCLAMATIONS:**

None.

**PRESENTATION:**

None.

**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 Watkins and seconded by Committeeman Vascos to approve the aforementioned Claims List. The motion carried.

**COMMUNICATIONS:**

None.

**INTRODUCTION OF ORDINANCES:**

1. ORDINANCE OF THE TOWNSHIP OF WINSLOW, COUNTY OF CAMDEN, AND STATE OF NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 1302, LOTS 4, 5 and 7; BLOCK 1303, LOTS 4.01, 5 AND 9; BLOCK 2203, LOTS 2 AND 5.01; AND BLOCK 2201.02, LOT 1 ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF WINSLOW IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL REDEVELOPMENT AND HOUSING LAW (N.J.S.A. 40A:12A-1, *et seq.*) (“LRHL”) (*DR Horton Redevelopment Plan*)

**A Motion** was made by Committeewoman Leverett and seconded by Committeeman Vascos to introduce the aforementioned Ordinance.

In response to Committeeman Glikas, Mr. Platt explained that it doesn't not exceed the overall density of the plan. Mr. Platt further explained that the Area in Need of Redevelopment was presented to the Planning Board in January 2021, not the Redevelopment Plan. Any concerns expressed at the Planning Board meeting would be addressed in the plan. He also stated that the developer would need to apply for a tax abatement and it would be determined if they were eligible at that time. Mr. Platt explained that every developer must go through an extensive engineering review process, planning review process, traffic review process, Fire Marshall review process, the police department also reviews it, as well as, outside agencies such as the County and State.

A roll call vote indicated the following:

Charles Flamini, Committeeman, yes  
Brandon Glikas, Committeeman, no  
Jacquelyn Lee, Committeewoman, yes  
Charles Leps, Committeeman, yes  
Evelyn M. Leverett, Committeewoman, yes  
Carlos A. Vascos, Committeeman, yes  
Raymond J. Watkins, Jr., Committeeman, yes  
John A. Wilson, Committeeman, yes  
Mayor Lawrence, Committeewoman, yes

The motion carried.

**SECOND READING OF ORDINANCES:**

1. ORDINANCE AUTHORIZING CERTAIN AMENDMENTS TO THE TOWNSHIP OF WINSLOW CODE AT CHAPTER 294, "ZONING," AND CHAPTER 296, "ZONING WITHIN PINELANDS AREA" (*Convenience Store Fueling Stations*)
  - a. Memorandum dated October 21, 2022 from the Planning Board concurring with the amendments

**PUBLIC HEARING:**

Mayor Lawrence opened the hearing to the public.

Stuart Lieberman, Esq., represents S&N Multani. He explained his clients were previously involved with litigation against Wawa regarding Planning Board approval to build. The court reversed that approval, and he is requesting that the Governing Body not approve the ordinance. He believes the ordinance not in compliance with the Pinelands Comprehensive Management Plan (CMP), as per plan, gas stations are not allowed in that area. Also, it arbitrarily changes the standard that prohibits gas stations within 200' feet of another station. Finally, he feels this is spot zoning.

Mr. Platt advised that the ordinance would need to be approved by the Pinelands Commission, so they will determine if it is consistent with the CMP. Additionally, any proximity ordinances are outdated. Further, he disagrees with the statement that this is spot zoning, as it affects multiple zones.

In response to Committeeman Glikas, Mr. Platt explained spot zoning is when property is rezoned just to benefit the property owner.

Marc Dragish, 301 Waterford Road, there are over 100 residents in the area of the proposed Wawa that are dependent on well water and septic. He expressed concerned about the effects of the development and fuel storage tanks on the surrounding well and septic systems.

This ordinance only effects 1 of the PR1 zones, and not any of the 9 others.

Jerry McManus, 42 Washburne Avenue, asked if laws expire.

Mr. Platt explained that proximity ordinances are not a planning technique that is being utilized in the 21<sup>st</sup> century.

Liz Capoferri, 537 Spring Road, she is appalled that the governing body would endanger the residents of Ward 1.

Hearing no further comments, Mayor Lawrence closed the hearing to the public.

**ADOPTION:**

**A Motion** was made by Committeeman Flamini and seconded by Committeeman Watkins to table the aforementioned Ordinance. All in favor. The motion carried.

**RESOLUTIONS:**

**A Motion** was made by Committeeman Flamini and seconded by Committeewoman Lee to approve Resolutions R-2022-305 through R-2022-310 by block vote. The motion carried.

**R-2022-305** Resolution of Award of Contract - Fireworks 2023

**R-2022-306** Resolution Authorizing the Office of Emergency Management to Submit a Grant Application to the South Jersey Gas First Responders Grant Program for the Township Of Winslow

**R-2022-307** Resolution Placing a Lien on Various Properties Grass Cutting Liens (Block-Lot: 6903-2; 5212-3; 5001-24; 3114-21)

**R-2022-308** Resolution Authorizing Winslow Township To Accept A Subgrant Award Of The Federal Fiscal Year 2022 Of Emergency Management Performance Grant-EMPG And Emergency Management Agency Assistance-EMAA

**R-2022-309** Resolution Providing For A Meeting Not Open To The Public In Accordance With The Provisions Of The New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12-Crest Construction Group, LLC v. Township of Winslow

**R-2022-310** Resolution Authorizing Renewal Of A.B.C License No. 0436-33- 015-013 A Brighter Vision Group, LLC t/a Sea Bar II Grill & Spirits

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

1. Public Buildings and Grounds Application – Crimpson Divas on every Thursday (except dates listed on app) beginning November 3, 2022 until May 25, 2023 from 6:00 pm – 8:00 pm in the Star Building

**A Motion** was made by Committeeman Wilson and seconded by Committeewoman Leverett to approve the aforementioned public buildings and grounds application No. 1. The motion carried.

2. Best Practices – explanation by Steve Dringus CFO (*For informational purposes only*)

Mr. Dringus reported that every year the Township is required by the DLGS to file a Best Practices survey. The required criteria has been met and no State Aid will be withheld.

**BUSINESS LICENSE APPLICATIONS:**

1. Dara Homecare  
7 Hawthorne Road  
Sicklerville, NJ 08081

**A Motion** was made by Committeeman Vascos and seconded by Committeeman Glikas to approve the aforementioned business license application Nos. 1. The motion carried.

**CLOTHING/DONATION BIN APPLICATIONS:**

None.

**PAWNBROKER AND DEALERS IN SECONDHAND GOODS:**

None.

**TAXICAB OWNER/DRIVER'S LICENSE:**

None.

**TAXICAB DRIVERS:**

None.

**LIMOUSINE LICENSE:**

None.

**MAYORAL APPOINTMENT(S)**

None.

**PUBLIC PARTICIPATION:**

**MOTION TO OPEN PUBLIC PARTICIPATION:**

**A Motion** was made by Committeeman Glikas and seconded by Committeeman Vascos to open public participation. The motion carried.

ALL CITIZENS WILL BE ALLOWED **FIVE** MINUTES TO BE HEARD.

Vincent Borelli Jr., 301 Cedar Street, inquired on the status of his Citizen Leadership application.

Sakina Davis, 8 Oak Forest Drive, there has been a lack of response from Code Enforcement regarding the overly bright outdoor lights installed by her neighbors. She believes the neighbor is in violation of the Township's Code.

Justin Schubert, 146 Cedar Brook, concerned of the stress the 700-unit development is going to have on the dwindling services and resources.

Jerry McManus, 42 Washburne Avenue, requested a list of all upcoming and ongoing projects.

Diane Santilli, 15 Drexel Gate Drive, asked is there other housing growth being considered when approving development plans. She has concern regarding increased traffic.

Laurie Geibner, 24 Berwick Lane, inquired if sewers and a water tower will be put in for new development. She expressed traffic in the area is already horrible.

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

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

**COMMENTS BY OFFICIALS:**

Mayor Lawrence advised Mr. Borrelli and Ms. Davis that they would be hearing from the Township.

Mr. Gallagher explained the project is in infancy stage and road closures will be addressed further down the line.

Mr. Platt added that the area was always slated for residential, and current zoning would allow any builder to develop approximately 600 units.

Mayor Lawrence expressed the Governing Body is trying to be careful and take in consideration families, the environment, etc. and trying to do the best they can with all resources.

Committeeman Flamini announced the Township held it's first Job Fair on Saturday and it was very successful.

Committeeman Watkins received a donation of from Rich in Grace Ministries and they will be having a PPE give away this Saturday at 10am at 510 Williamstown Road.

Committeeman Glikas reviewed population statistics for the State and County.

**CLOSED EXECUTIVE SESSION:**

**A Motion** was made by Committeewoman Leverett and seconded by Committeewoman Lee to hold a closed session at 8:15 pm. The motion carried.

**RETURN TO OPEN SESSION:**

**A Motion** was made by Committeeman Glikas and seconded by Committeewoman Leverett to return to open session at 8:28 pm. The motion carried.

TOWNSHIP OF WINSLOW  
GENERAL MEETING OF THE MAYOR & TOWNSHIP COMMITTEE

OCTOBER 25, 2022

**ADJOURNMENT:**

**A Motion** was made by Committeeman Flamini and seconded by Committeewoman Lee to adjourn the meeting at 8:29pm. The motion carried.

**PREPARED BY:**

Lisa L. Dority, RMC  
Municipal Clerk  
Township of Winslow

LLD/llk  
Total Meeting Time 1 hour 29 Minutes