

**TOWNSHIP OF WATERFORD
TOWNSHIP COMMITTEE
MINUTES**

NOVEMBER 27, 2017

SPECIAL MEETING

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THE NOVEMBER 27, 2017 SPECIAL MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WATERFORD WAS CALLED TO ORDER AT 7:02 PM BY THE MAYOR, WILLIAM A. RICHARDSON, JR.

MAYOR RICHARDSON NOTED THAT NOTICE OF TIME AND DATE FOR THIS MEETING APPEARED NOVEMBER 21, 2017 IN THE COURIER-POST AND NOVEMBER 22, 2017 IN THE HAMMONTON GAZETTE NEWSPAPERS AS A LEGAL NOTICE. THIS NOTICE WAS ALSO SENT TO THE CENTRAL RECORD NEWSPAPER AS A SUNSHINE NOTICE IN COMPLIANCE WITH THE "OPEN PUBLIC MEETINGS LAW". IT IS ALSO POSTED ON THE TOWNSHIP WEBSITE AND ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING.

MAYOR RICHARDSON REQUESTED THAT ALL CELL PHONES BE SILENCED TO ALLEVIATE DISRUPTION OF THE MEETING.

SALUTE TO THE FLAG:

TOWNSHIP COMMITTEE ROLL CALL:

Committeeman Campbell	-Present
Committeeman Ferguson	-Present
Committeeman Giangiulio	-Present
Committeewoman Sura	-Present
Mayor Richardson	-Present

TOWNSHIP LAND USE BOARD ROLL CALL:

Mr. Achey	-Absent	Mr. Mauriello	-Present
Mr. Becker	-Present	Mr. Russomanno	-Present
Ms. Ferguson	-Present	Mayor Richardson	-Present
Mr. Giangiulio	-Present	Mr. Hanna	-Present
Mr. Howarth	-Present	Chairman Condo	-Present

PROFESSIONALS:

Susan E. Danson, Township Administrator	-Present
Thomas Hastie, Esq., Capehart Scatchard - Special Counsel	-Present
Lori Friddell, Township Clerk	-Present
Dawn Liedtka, Deputy Township Clerk	-Present
Edward Toussaint, Director of Community Development	-Present
James Lex, CCO Camden County Improvement Authority	-Present

PRESENTATIONS:

James Lex of the Camden County Improvement Authority explained that the purpose of this meeting is to show the Township Committee, as well as the public, two concepts for the redevelopment of Haines Boulevard. He noted that these were just concepts and that feedback on both concepts is welcomed.

• **Land Resource Solutions and Lazgor**

Jeff Dodd of Land Resource Solutions praised Stephen Jaffe for compiling a "Dream Team" to form a redevelopment team. He explained that their vision is a project that is multi-phase and noted that commercial will come after residential. Their goal is to keep the traditional and historic character of Waterford Township with hopes that Haines Boulevard will become a "Gateway to Waterford." Mr. Dodd introduced Mike from First Montgomery Properties, Rich from Ryan Homes, Charles from Conifer Realty, Bob Meyer from Bob Meyer Communities, and Peter from Lazgor Commercial Developers. Each detailed specific portions of development, including mixed use residential to include active adult homes, recreational areas, single family homes, and low income homes. It was noted that there are commercial tenants interested but only if there are enough rooftops to entice commercial development.

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Committeewoman Sura questioned if all of the residential homes are being built prior to any commercial. Peter Lazgor explained that it would be happening in overlapping phases.

Committeeman Giangiulio inquired the number of square footage of residential and the square footage of commercial. Mr. Dodd gave a rough estimate of square foot commercial versus square foot residential but noted that this is a flexible number.

Committeeman Campbell asked if it was possible to start commercial development prior to the residential development. Mr. Dodd reiterated that rooftops are important and that there were currently no commercial commitments under contract.

Mayor Richardson asked if it were possible to develop a plan that a business would be brought in every time a certain number of C.O.'s were issued. Mr. Dodd expressed that their group is flexible. Mayor Richardson also questioned if all land would be purchased up front by the redevelopment entity. Mr. Dodd, after conferring with his associates, replied that all property would not be purchased up front.

Committeeman Ferguson asked if affordable housing would be in one location or spread out. Mr. Dodd responded that the plan has it in one location, but that the plan was flexible.

Land Use Board Chairman Condo requested an approximate number of children that would be going into the homes in the proposed plan. Mr. Dodd conferred with his associates and responded that it would be approximately 250 children, phased in throughout development.

Land Use Board member Mr. Howarth noted that the Township has had problems in the past finding commercial interest. Mr. Dodd commented that steps will be taken to ensure that businesses come to Waterford.

Land Use Board member Mr. Becker questioned what the tallest building was and if our fire department would be equipped to respond. Mr. Dodd responded that the tallest building is three stories. Mayor Richardson also commented that we have a Shared Service Agreement with Berlin, whom has equipment to respond.

Committeeman Giangiulio questioned how the approximate number of children was determined. Mr. Dodd and his associates explained that a Rutgers study was used to come up with the number of 250 children.

Conflict Solicitor Hastie inquired if each segment would be taking on its own infrastructure.

Mayor Richardson asked if the streets would be maintained by the developers as well as who would be responsible for garbage disposal. Mr. Dodd noted that street maintenance and solid waste disposal would be handled privately.

Director of Community Development Mr. Toussaint questioned if there would be areas set aside for green/open space and if there would be parks and recreation areas. Mr. Dodd reiterated that they are open to ideas and are flexible.

- **Waterford Redevelopment Group, LLC** – Dan Gural: Presentation of Proposal Plans for Haines Boulevard Redevelopment Area

Erin Murphy from the Waterford Redevelopment Group introduced their plan which includes quality development to help the community. She reviewed maps and noted that their plan included other sites in addition to Haines Boulevard. Robert Larsen continued the presentation by detailing the vision of an 'Agricultural Neighborhood.' He detailed the plan which includes garden homes, a large recreational building, a boutique hotel, and a senior building, among others. Their vision includes a balance in the design that will occur in various phases. He also noted that the affordable units would be spread out on other parcels and that they are looking into acquiring the Cooper Road site and current Island Life parcel on the White Horse Pike. Dan Gural concluded the presentation by calling their group "Waterford Farms." He wants to create jobs while also taking this opportunity to form a farm to table community. Their plan is for mixed use with walkability. He further suggested that Certificate of Occupancy issuance would be balanced between commercial and residential.

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Committeeman Giangiulio questioned the approximate square footage of the hotel that was mentioned. Mr. Gural commented that the number is only a rough estimate but approximately 60,000 square feet. Mr. Giangiulio then questioned if they would be utilizing the sub terrain basins of the National Amusements property. Mr. Gural confirmed that they would definitely be using the basins. Mr. Giangiulio then asked about the number of children that their proposal would bring to the township. Mr. Gural confirmed that they, like the other developers, used the Rutgers study and came up with a number of 228 children. Mr. Gural then commented that many of the COAH units are on a property currently occupied by the Island Life Bar and Grill. He noted that all of the affordable housing units are integrated in their plan so that no one will know whose dwelling is classified as such.

Committeewoman Sura questioned where they have been the "Developer of Record." Mr. Gural noted that they have been the Developer of Record in three towns, two in Warren County and one in Ocean County.

Mayor Richardson asked for clarification on how they will be acquiring the property. Mr. Gural noted that they intended to purchase the property outright and that they are already actively pursuing the properties. Mr. Gural also noted that Haines Boulevard would be a public street but all others would be private with public usage.

Committeeman Campbell asked for confirmation that school usage (such as a college satellite facility) would be considered in the commercial usage. Mr. Gural confirmed that it would.

Land Use Board Chairman Condo asked for clarification that the Waterford Farms, LLC proposal would meet all of the COAH requirements and whether or not they have experience in the New Jersey Pinelands. Mr. Gural noted that it will meet all COAH requirements, although all would not be in the Haines Boulevard Redevelopment area.

Land Use Board member Howarth asked Mr. Gural and his team to clarify how the train station will tie in. Mr. Gural envisions an area where residents can walk to the train station from their homes. He wants people to utilize the train and live here because of the proximity to the train station.

OPEN MEETING TO THE PUBLIC:

THE MAYOR OPENED THE MEETING TO THE PUBLIC FOR COMMENTS.

Andrew Wade of Jackson Road asked both developers if there would be a fence to keep the public safe from the railroad tracks. Both developers noted that some kind of barrier would be in place. Mr. Gural commented that their plan included "growtainers" to grow food as a fence for the tracks.

Tony Clark of Linden Avenue commented that he was disappointed to see so much housing. Jim Lex of the CCIA responded that the redevelopment agreement would take care of securing retail but that everyone, including residents, must be flexible.

Anna, a resident of Waterford, praised the ideas that were presented but questioned the influx of traffic that would be brought into our area. Township Committee noted that they will have conversations with the New Jersey Department of Transportation and that changes in traffic patterns would have to be made.

Howard Wilson of Jackson Road asked the members of Land Resource and Lazgor how many residential units would be included as well as what commercial establishments they have spoken to. After conferring with his associates, Mr. Dodd said that the number of residential units would be 792 and that they were unable to divulge the commercial establishments that have been contacted. Mr. Wilson asked Township Committee how the developer would be chosen and what the timeframe was. Mayor Richardson noted that a "score sheet" was assembled and that the Committee would discuss the pros and cons of each plan. They hoped to reach a decision by the middle of December.

Francis Campbell of Forrest Drive questioned how this project would affect the police department, the fire department, the EMS, and the school district. Committeeman Giangiulio responded that redevelopment area would require hiring of more emergency services personnel. Mayor Richardson noted that the amount of school children being brought into the school

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district would not all be at one time and that it would be spread out over a number of years. He also noted that the Committee is meeting with the School Board to discuss. Jim Lex of the CCIA said that a financial impact analysis would be done and that the residents should be aware that these are only concepts that are open to change.

Paul Grubb of Carriage Lane asked for clarification on how this project will be any different then what the Township has been trying to do for the past 20 years. Director of Community Development Toussaint noted that both of these plans that were presented are aligned with the adopted redevelopment plan. Mr. Grubb noted that the best tax revenue for the residents would be to bring more business to town, not residential.

A resident of Colgate Road commented that the number of children coming into the district is only a prediction.

Dana Paul of Andria Court expressed disappointment in both plans. She did not feel that they were doing any good for all of the residents of Waterford Township. She suggested a library or community center. She also noted the amount of traffic that would be coming into town and that she did not agree with the plans. Committeeman Giangiulio responded that the property at Haines Boulevard has been vacant for a significant number of years and that they are trying to bring development into that area to help all taxpayers.

Eva Suriani of Cherry Street noted that there will be many properties for sale and she is concerned that they will not be able to locate buyers. She was also concerned about the cost for these homes and whether or not people would be able to afford them.

Mike Ward of Auburn Avenue questioned if tax abatements had been considered. Mayor Richardson noted that it was part of the redevelopment zone and Mr. Toussaint commented that those details would be discussed in the contract.

Francine Grubb of Carriage Lane suggested that all Boards be involved in the plan, regardless of which developer is chosen. As a member of the Library Board, Mrs. Grubb would like to see an opportunity for township to grow and to give residents a place to go. Mr. Gural noted that all would be welcome on Haines Boulevard. Mr. Dodd commented that this is a community FOR the community.

Andrew Wade of Jackson Road commented that the number of houses would have a large effect on many aspects of the community. He noted how 6 voting districts are currently placed in the senior center and it is a tight fit. He also noted that he did not want to move to a paid fire department. He questioned if there would be any conflicts of interest and why this meeting was held after the election rather than prior to it. Mayor Richardson commented that if there were conflicts of interest, those parties with conflict would recuse themselves. Mayor Richardson noted that this meeting has been a work in progress. Mr. Richardson also stated that he would not be in favor a paid fire department.

Jody Ciocco of Waterford Township requested clarification on tax abatements. Director of Community Development Toussaint responded with clarification.

THE MAYOR CLOSED THE MEETING TO THE PUBLIC FOR COMMENTS.

ADJOURNMENT:

Moved by Committeeman Giangiulio, 2nd by Committeeman Ferguson to adjourn meeting at 9:39 PM
Voice Vote: All in Favor, No Objections, Motion Passed

Respectfully Submitted by:


Dawn M. Liedtka, Deputy Township Clerk

Approval Date: 1/10/2018