

**TOWNSHIP OF WATERFORD
TOWNSHIP COMMITTEE
MINUTES**

DECEMBER 27, 2017

SPECIAL MEETING

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THE DECEMBER 27, 2017 SPECIAL MEETING OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WATERFORD WAS CALLED TO ORDER AT 6:54 PM BY THE MAYOR, WILLIAM A. RICHARDSON, JR.

MAYOR RICHARDSON STATED THAT NOTICE OF TIME AND DATE FOR THIS MEETING APPEARED DECEMBER 14, 2017 IN THE COURIER-POST NEWSPAPER AND DECEMBER 20, 2017 IN THE HAMMONTON GAZETTE. THIS NOTICE WAS ALSO SENT TO THE CENTRAL RECORD 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 TO PLEASE SILENCE ALL CELL PHONES TO ALLEVIATE DISRUPTION OF THE MEETING.

SALUTE TO THE FLAG:

ROLL CALL:

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

PROFESSIONALS:

Susan E. Danson, Township Administrator - Present
Thomas Hastie, Esq., Capehart Scatchard - Special Counsel - Present
Lori Friddell, Township Clerk - Present

ADOPTION OF ORDINANCES:

ORDINANCE #2017-29 (Second Reading/Public Hearing)

ORDINANCE RESCINDING DESIGNATION OF CAMDEN COUNTY IMPROVEMENT AUTHORITY AS REDEVELOPMENT ENTITY FOR HAINES BOULEVARD REDEVELOPMENT PLAN AND REPEALING ORDINANCE 2017-24, FINALLY ADOPTED OCTOBER 11, 2017 IN ITS ENTIRETY

Public Hearing on Ordinance #2017-29

Mayor Richardson opened the Public Hearing on Ordinance #2017-29 to the public for comments.

Committeeman-elect Rick Yeatman, 2479 Atco Avenue, requested Township Committee elaborate on the terms of the agreement with the CCIA.

Mayor Richardson stated that the agreement gave control of the appointment of the redeveloper to the CCIA, not the municipality. He explained that the rescission of the Ordinance will allow the municipality to appoint a redeveloper. He further stated that the CCIA will remain as a consultant during the process.

There being no further comment on Ordinance #2017-29, Mayor Richardson closed the Public Hearing on Ordinance #2017-29 to the public for comments.

Moved by Committeeman Giangiulio, second by Committeeman Ferguson to adopt Ordinance #2017-29.

Roll Call Vote: Campbell -Absent
Ferguson -Yes
Giangiulio -Yes
Sura -Yes
Richardson -Yes

Motion carried 4-0.

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PAYMENT OF BILLS:

1. Current Fund Bill List	\$ 253,636.79
2. Capital Fund Bill List	\$ 70,847.00
3. Utility Fund Bill List	\$ 23,952.39
4. Trust Fund Bill List	\$ 2,171.57
5. State Grant Bill List	\$ 1,380.68
6. Planning Board Escrow Bill List	\$ 2,716.75

Moved by Committeeman Ferguson, second by Committeewoman Sura to approve and pay the above bills as submitted if documentation is present and when funds are available.

<u>Poll Vote:</u>	Campbell	-Absent
	Ferguson	-Yes
	Giangiulio	-Yes
	Sura	-Yes
	Richardson	-Yes

Motion carried 4-0.

OPEN MEETING TO THE PUBLIC:

Mayor Richardson opened the meeting to the public for comments.

Mayor Richardson reminded the public that the Township is in negotiation with a developer and will not be able to discuss specifics of that negotiation process. He further stated that all plans at this time are conceptual.

Jody Ciocco, 525 First Street, inquired if the Township intended to hold public meetings prior to taking action.

Mayor Richardson stated that the Township will be transparent and keep the public aware of activity regarding redevelopment at Haines Boulevard.

Bob Critelli, 475 Raritan Avenue, inquired regarding discussion with other developers when working with the CCIA.

Mayor Richardson explained the RFP process that was used to reach developers and the involvement of the CCIA in that process. He reiterated that an agreement was never signed with the CCIA and the decision to rescind the ordinance was to allow the governing body, as representatives of the residents, to decide on the developer rather than an outside entity.

Mr. Critelli expressed concern regarding whether the Township completed an economic impact study before moving forward.

Mayor Richardson stated that the project is still a conceptual plan and those matters will be further discussed in negotiations.

Mr. Critelli inquired if the Township will bear the cost.

Mayor Richardson stated that the developer will purchase the property and be responsible for building the infrastructure. He further stated the project will be completed in phases with the goal of attracting more commercial.

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Fran Campbell, 703 Forrest Drive, inquired regarding in what capacity will the CCIA be used.

Mayor Richardson stated the CCIA will be involved on an as needed basis.

Mr. Campbell further inquired if Township Solicitor Patterson will recuse himself since he also represents the CCIA.

Mayor Richardson stated that a conflict solicitor was appointed and will represent the Township through the redevelopment process.

Mr. Campbell expressed concern regarding potential conflicts of interest and reminded Committee that this may be the most important decision made in the township.

Mayor Richardson stated that is why the Township is taking its time to be sure that the process is done right.

John Howarth, 820 Anthony Road, inquired when discussion on redevelopment of the Haines Boulevard location began.

Township Administrator Danson stated 2001 is when the area was designated for redevelopment and provided a brief project history.

Discussion followed by Committee members regarding the efforts of the Township to attract business and commercial to the redevelopment area and the response that the area did not offer enough population to support large commercial interest.

Mr. Howarth stated he was pleased to finally have interest in the project.

Al Beck, 2222 Oakwood Lane stated that initially the project was slated for 100% commercial and noted the impact of traffic on Rt. 30.

Mayor Richardson stated that poor traffic volume is another issue brought forth as a concern from commercial entities.

Discussion followed on commercial interest.

Jody Ciocco, inquired what the advantage is to the township to develop the area.

Mayor Richardson stated that commercial development will provide tax ratables and that as previously discussed additional residential housing will help to attract more commercial business. He explained that it is a long term process to be balanced and phased in.

Committeeman Giangiulio explained residential development and tax abatement. He stated that there will be less burden on the Township since the developer will cover cost of roads, trash and snow removal.

There being no further comments the Mayor closed the meeting to the public.

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ADJOURNMENT:

Moved by Committeeman Giangiulio, second by Committeeman Ferguson to adjourn the meeting at 7:24p.m.

Voice Vote: All in favor, no objection.

4-0 Motion Carried.

Respectfully submitted by:



Lori A. Friddell, RMC
Township Clerk

Approved: 4/11/18