

**TOWNSHIP OF WATERFORD  
TOWNSHIP COMMITTEE  
MINUTES**

**SPECIAL JOINT MEETING WITH WATERFORD TOWNSHIP SCHOOL BOARD**

NOVEMBER 30, 2017

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THE WATERFORD TOWNSHIP SCHOOL BOARD CALLED THEIR MEETING TO ORDER AT 7:01P.M. AND CONDUCTED ROLL CALL OF THEIR BOARD.

THE NOVEMBER 30, 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 ANNOUNCED 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 TO PLEASE SILENCE ALL CELL PHONES TO ALLEVIATE DISRUPTION OF THE MEETING.

**ROLL CALL:**

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

**SALUTE TO THE FLAG:**

**PROFESSIONALS:**

Susan E. Danson, Township Administrator	-Present
David C. Patterson, Esquire Township Solicitor	-Present
Lori Friddell, Township Clerk	-Present
Dawn Liedtka, Deputy Township Clerk	-Present

**DISCUSSION: Update on current projects, plans and anticipated goals:**

**Waterford Township School Board**

The Waterford Township School Board made a presentation to the Waterford Township Police Department in recognition of their participation in the Dodgeball Tournament.

The Waterford Township School Board presented a slide show outlining the state of the district and future plans and goals.

Dr. Brenda Haring, Superintendent of Schools spoke with regard to enrollment, budget, facility improvements and the vision and goals of the district.

She further reviewed the assessments and performance data report for the district. Dr. Haring explained the enrollment history and estimated class sizes, as well as, the anticipated staff reduction through attrition.

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Dan Fox, School Business Administrator presented the tax levy history for the district and capacity issues looking forward.

Waterford Township Committee

Mayor Richardson thanked the School Board for participating in the joint meeting. He suggested that the School Board and Committee continue to try to hold joint meetings annually.

Mayor Richardson reviewed the history and progress of the Haines Boulevard Redevelopment Project and the recent public advisory meeting held to present plans from two developers regarding the redevelopment area.

Mayor Richardson noted that no decisions have been made at this time and explained the stages of approvals and planning required including Pinelands and COAH regulations.

With regard to affordable housing, Mayor Richardson provided an overview of fair share housing regulations and the Township's settlement.

He reviewed the concept plans as presented by both prospective developers, noting that the Committee was not satisfied with the ratio of commercial and residential construction. He explained that the Committee has reached out to commercial entities and has been told that Waterford Township would require more "rooftops" to attract more commercial interest.

Mayor Richardson explained the enrollment trend and the estimated number of incoming students based upon Rutgers University studies. Mayor Richardson stated that the development would need to be balanced and would be phased in. He addressed public concerns regarding increased school enrollment, explaining that any development would be phased in and that the impact on school enrollment would be spread across K-12 and over multiple years.

He stated that the redevelopment project will be a long-term process of revitalization to the Township and that Committee is interested in balancing the percentage of commercial construction with the issuance of residential certificates of occupancy.

Township Administrator Danson stated that the Township wants to continue an open communication with residents and boards as redevelopment progresses. She further discussed the revitalization and long-range goal of tax base stabilization.

Dr. Harring inquired if Committee would consider appointing a member of the school board to the Planning Board.

Mayor Richardson stated that the Committee will meet with the School Board during planning stages prior to any plan reaching the Planning Board.

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Township Solicitor Patterson stated that a Board of Education liaison is allowable at the Planning Board to provide input, without voting privilege.

School Board member Al Pangia inquired regarding senior affordable housing allowances and potential incentives offered from developers.

Mr. Patterson explained those items could be negotiated with the developer and made part of the redevelopment agreement. He stated that a percentage of affordable housing units will be allowed to be dedicated to senior housing.

School Board member Michael Vitarelli stated that the school board wants to work with the Township to prepare for potential growth and planning.

Discussion followed on potential steering group.

**OPEN MEETING TO THE PUBLIC:**

Mayor Richardson opened the meeting to the public for comments.

Ralph Condo, 1646 Condo Avenue, Chairman of the Planning Board, stated that a steering committee will meet to consult with professionals, boards, Fire Department, EMS, Police and Public Works to make sure that all interests have been addressed and that the Township will be realistic and sensitive to the capacity balance.

John Howarth, 820 Anthony Road, applauded the public joint board meeting to allow resident input. He suggested that the School Board and Committee continue joint discussion and consider bringing back the Summer Recreation Program.

Township Administrator Danson stated that it has been considered for future discussion.

Ms. Kim Hurley, School Board President stated that the program had ceased due to logistical problems during school construction projects.

Rick Yeatman, Atco Avenue, noted that community planning is much needed. With regard to school capacity he stated that the current false claims on the internet regarding anticipated school age children are outrageous. He inquired regarding the current enrollment of Waterford Township students in the Hammonton District.

Ms. Danson was able to respond that 724 students are currently enrolled grades 7-12 in the Hammonton School District.

Alicia Williams, Acorn Drive, inquired if the Hammonton Board of Education is aware of the Township plans and prepared for potential growth.

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Daryl Ecker, 35 Colgate Road, inquired how many proposed students the board has considered.

Mr. Fox responded that the board is just learning of the redevelopment plans and will look at the number of proposed units and types of units to factor anticipated impact on enrollment.

Mayor Richardson reminded the public that the total anticipated units include senior housing, apartments and starter homes and that prospective numbers will be spread-out over the lifespan of the project.

Committeeman Giangiulio stated that numbers will change throughout negotiations with developers.

Ed Toussaint, Waterford Township Director of Community Development reminded the public that a developer has not been chosen and therefore nothing is set or agreed upon. He explained that once a developer is appointed the Township can negotiate terms of the agreement.

Mayor Richardson confirmed that the Township will keep the School Board aware and seek their input.

Dr. Rita Hanna, 69 Virginia Drive, stated that the goal is to have the Municipal Governing Body and School Board work together. She noted that there are areas for district improvement and promised as Committeewoman elect to be a strong supporter of the district. Dr. Hanna stated that good schools bring good people to the community.

Cathy Fitzgerald, Lake Drive, expressed concern with the number of currently vacant homes.

Ralph Condo, 1646 Condo Avenue, stated that once a developer is chosen a redevelopment agreement will be required. He further stated that educational, financial, economic and traffic impact studies will need to be provided from the developer.

School Board Architect Bob Garrison stated it was encouraging to see two governing bodies come together. He explained the demographics study and Rutgers University documents used to estimate enrollment. He commended both boards for approaching the topic early to allow for preparation and to establish a balance with the reserve capacity and building needs.

Melissa Eisele requested that the public be better informed of upcoming meetings.

Discussion followed on the current methods of the municipality and school board to keep the public informed and the need to prevent rumors and false information on social media.

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Terry Tait, Ellwood Avenue inquired if there was any commitment from businesses for redevelopment.

Mayor Richardson reemphasized that the Township has contacted many commercial businesses that have indicated that there is not enough residential to support commercial business and that is why future development must be well balanced.

Committeeman Giangiulio supported the Mayor's comments noting that traffic counts have also been taken into consideration.

Resident, Victoria Lane, suggested better communication to alert the public and recommended a newsletter.

Township Administrator Danson informed residents that the Mayor and Committeewoman elect Hanna have discussed a Township newsletter.

Bob Wein, Ellwood Avenue, suggested Committee research other ratables such as manufacturing.

Mayor Richardson stated that the property has remained vacant for twenty years with no commercial interest.

Committeeman Giangiulio stated that industrial and manufacturing is seeking a more prominent highway location.

There being no further comments, Mayor Richard closed public comment.

Mayor Richardson thanked the School Board for their commitment to meeting with the Township Committee and welcomed future meetings.

**ADJOURNMENT:**

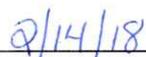
Moved by Committeeman Giangiulio, second by Committeeman Ferguson to adjourn the meeting at 8:59p.m.

Voice Vote: All in favor, no objections.

Motion Carried 5-0.

Respectfully submitted by:

  
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Lori A. Friddell, RMC  
Township Clerk

  
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approved:

