

**TOWNSHIP OF WATERFORD
TOWNSHIP COMMITTEE
MINUTES**

March 14, 2019

SPECIAL MEETING

Page 1 of 3

The March 14, 2019 Regular Township Committee Meeting of the Township of Waterford, called to order at 7:00p.m. by the Mayor, William A. Richardson, Jr.

STATEMENT OF CONFORMANCE WITH THE OPEN PUBLIC MEETINGS ACT:

Notice of time and date for this meeting appeared March 7, 2019 in the Courier-Post Newspaper. This Notice was also sent to the Central Record and Hammonton Gazette 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.

Please silence all cell phones to alleviate disruption of the meeting.

SALUTE TO THE FLAG:

ROLL CALL:

Committeewoman Hanna	- Present
Committeewoman Sura	- Present
Committeeman Wade	- Present
Committeeman Yeatman	- Present
Mayor Richardson	- Present

Professionals:

Susan E. Danson, Township Administrator	- Present
Jeffrey Winitzky, Esquire, Township Conflict Solicitor	- Present
Dawn Liedtka, Township Clerk	- Present
Andrea Lanutti, Deputy Township Clerk	- Present

Presentations:

- **HAINES BOULEVARD RENEWAL, LLC** – Stephen Jaffee and Jeffrey Dey: Presentation of Proposal Plans and Concept for the Haines Boulevard Redevelopment Area

Jeffrey Dey introduced himself from the company Land Resource Solution, but noted that this name will change due to rebranding. Mr. Dey conveyed that the current is just a concept and will be changing continuously. The initial plot map shows the area along White Horse Pike to be Commercial property that consists of 15.3 acres. Denoted on the map labeled the back part of the property will be split between Townhomes/Residential Single-Family Homes. In the middle was an open "white" area that could be mixed use, for example apartments above stores. Mr. Dey reiterated that this entire presentation map is just a concept and will be changing and updating as we move forward.

COMMENTS FROM THE TOWNSHIP COMMITTEE:

Committeeman Yeatman inquired about the option of storage units and a timeline. Mr. Yeatman reiterated that these are concepts in the beginning stages.

Committeeman Wade inquired about contracts with other parcel property owners. Mr. Wade also inquired how the addition of homes would impact the population in the schools. Mr. Wade requested confirmation of who would be responsible for property cleanup.

Committeewoman Hanna shared her enthusiastic outlook as a positive move for the township

Committeewoman Sura stated, in response to Mr. Wade's concern for impact on school district, the schools have ample capacity.

Mayor Richardson concluded that the Redevelopment Plan shows a balance of all aspects to the community as well as the real estate market is moving in an upward direction.

**TOWNSHIP OF WATERFORD
TOWNSHIP COMMITTEE
MINUTES**

March 14, 2019

SPECIAL MEETING

Page 2 of 3

PUBLIC COMMENT:

A 2-minute time limit will be given to each member of the Public

Mayor opens the meeting to the public for comments.

Dana Paul of Andria Court inquired about the taxes and if the businesses were going to be given a tax break. Ms. Paul also inquired if the public was going to be aware of all steps and able to share their opinions. Ms. Paul expressed her disappointment that more definite answers were not available.

Gabe Cimino of Jackson Road inquired if they were going to receive a tax abatement for development. Mr. Cimino inquired if this development was including affordable housing. Mr. Cimino stated his opinion that he was against the project and that it would not bring kids back to the area.

Janice Estep of Hopewell Road stated that she does not believe in statistical theories. Ms. Estep believes that the need of service and industries that will offer jobs to provide revenue. Ms. Estep presented the idea to build or spread out the schools as well.

Karen Strauss of Cooper Road inquired if this new development was going to be connecting to the Railroad station. Mr. Dey indicated that it was not the plan, at the current time. Ms. Strauss questioned if all meetings were going to be public, and if the retail portion would be developed first.

Solicitor Winitsky responded that the redevelopment is transparent and only has the best interest in the community. Mr. Winitsky stated that this is an anomaly for such transparency for a Committee to share with the community.

Al Beck of Oakwood Lane questioned the green areas on the map if they were going to be parks, if so, is the green based on Pinelands. Mr. Dey responded that the concept was to offer as much green.

Carl Lange of Raritan Avenue voiced his concern with the depiction of the map and would like more clarification where Haines Blvd. is on concept map and where it connects to Route 73. Mr. Dey responded with clarification regarding the map.

Joseph Palladino of Atco Avenue, verified that the movie theater property was included and if the road maintenance and trash removal were guaranteed.

Jim of Oakwood Lane voiced his disappointment that there were no handouts and that the presentation depicted no firm concepts. He then requested the housing sizes and lot dimensions. Steve Jaffee answered that lots would be for sale and 60x90 lots.

Sonya Mocarski of Dana Drive, declared that no one is going to come. The need is for industry and she is not in favor for this plan at all.

The Mayor closed the meeting to the public for comments.

COMMENTS FROM THE TOWNSHIP COMMITTEE:

Mr. Yeatman conveyed that the presentation showed the concepts and noted that this is just the beginning phase. Mr. Yeatman confirmed that he would like to see the tax assessor regarding the profit and loss on the project.

Ms. Sura concluded that something needs to be done and we need to think for the future and hope for the best.

Mr. Wade complimented the Redeveloper's attorney, Mr. Jim Malley and noted that he is highly qualified. Mr. Wade confirmed our need for light industrial businesses and that we cannot hold

TOWNSHIP OF WATERFORD
TOWNSHIP COMMITTEE
MINUTES

March 14, 2019

SPECIAL MEETING

Page 3 of 3

Waterford back.

Mayor Richardson stated that this property has been vacant for 25 years; it's time to move forward. This project will move in phases with more than commercial properties, and that the decisions will be public for the community.

ADJOURNMENT:

Moved by Committeeman Yeatman, 2nd by Committeewoman Hanna to adjourn meeting at 7:56 PM.
Voice Vote: All in Favor. No Objections. Motion Passed.

Respectfully Submitted By:



Andrea Lanutti
Deputy Township Clerk

Approval Date: _____