

**REGULAR MEETING MINUTES - October 20, 2011**

In accordance with Chapter 231, Public Law, 1975, *Open Public Meeting Act*, notice of time, date and place for this meeting was sent to the Record Breeze and the Courier Post, and is posted in the Municipal Building.

Meeting was called to order by Chairperson Roxanne Passarella @ 7:40PM.

**Salute to the Flag.**

**Roll Call:**

Committeewoman Pamela Finnerty - absent  
Committeeman William Hurley - present  
Carl Lange - present  
Roxanne Passarella - present  
Kathleen Shively - present  
Rhonda Midili - present  
Brad Etheridge - present  
Dave Rucci (Alternate) – absent

**Also in attendance:**

Mayor Ralph Condo  
Ed Toussaint, Zoning Official  
Debra Shaw-Blemings, Deputy Township Clerk.

**Minutes:**

- 1) September 12, 2011
- 2) September 27, 2011

Motion made by Carl Lange, 2<sup>nd</sup> by Kathleen Shively to approve above Minutes items #1 and #2.

**Old Business:** (none submitted)

**New Business:**

Ms. Passarella introduced Mayor Ralph Condo to present an overview of Haines Boulevard Project and introduce the marketing firm hired to assist with the development of such project.

Mayor Condo thanked the Economic Development Committee for their dedication and hard work meeting twice monthly to create a foundation for developing the Haines Boulevard corridor. The Township wants to act as a facilitator between land owners and developers to aide the process of funding, pineland and building approvals. We want a coordinated effort by all involved to have a successful project. The State of New Jersey awarded a \$50,000 grant/loan to the Township to have a market study performed and implemented.

He also noted that the State of NJ Pinelands Commission has issued authority to the Township's Zoning/Construction Official, Edward Toussaint, to review and approve any building plans on their behalf which will reduce any delays due to bureaucracy. This is a pilot program and Waterford Township is the only authorized municipality to be able to perform this function.

The mayor then introduced Tim George, Senior Consultant for BBP & Associates, LLC to explain their task in this project.

**Presentation:**

Timothy E. George, Senior Consultant for BBP & Associates, LLC presented a short slide presentation explaining the role of BBP. He also stated that Jim Prost, their senior associate, has expertise in the various funding options available for developers. They are ready, willing and able to begin implementing their plan of action.

Mr. Hurley asked Mr. George to explain to the landowners in the audience that the best use for the designated area is NOT housing low income or regular residential.

BBP stated they are looking for the highest and best use for the owners and the Township. Housing is not the best use for this area as it is already zoned Commercial with highway access.

**Open Meeting to the Public:**

Ms. Passarella explained the purpose of the special meeting and opened the meeting to the public for discussion or questions on the Haines Boulevard Development Project and BBP & Associates, LLC.

Richard Passarella of 401 W. Atlantic Avenue asked for clarification on the grant/loan terminology and if the funds had to be repaid. Also are there interested developers and who are they?

Mayor Condo responded that the grant/loan is a technical term used for the issuance of such funds to actively develop an area. In the two years history of this grant/loan the State has never collected any repayment of such funds as long as they see progress happening in the designated area. In response to the question of who are any interested parties it would not be appropriate to disclose names at this time. But be assured that the Township will only act as a liaison to introduce developers to property owners. The Township's intent is to be a catalyst and monitor the project as their priority is to produce more rateables.

Louis Trunzo of 220 White Horse Pike asked if the Township had planned to impose imminent domain over the properties in question as they had been previously told by past Committee members. The land owners should have input on what happens there.

Mayor Condo responded that imminent domain was not being considered as an option. The Township is looking for catalytic projects which will bring in other businesses thus increasing rateables removing weight from residential tax payers. The property owners will make any and all decisions regarding the sale of property.

Larry Shah of 226-230 White Horse Pike stated that he was confused on why Atco Amusements did not succeed. We need new commerce. Professional offices are a good idea for the area.

Mayor Condo stated the Township was open to any reasonable ideas for development.

Several others discussed the availability and feasibility of water & sewer to sites and the possible funding options from USDA & Agriculture.

Stephen Samost developer from Voorhees posed the question of why not low income housing?

Tim George of BBP responded that any type of residential housing becomes a tax load and is costly for the Township (schools, etc.) and the concept here is to reduce the tax load.

Stephen Samost also pointed out that the benefits of transit should be the broader approach.

Mayor Condo stated that the Township is open to evaluate all ideas. This must be a collaborative process and we are now in the beginning stages.

**Committee comments and questions:**

Ms. Passarella commented on the commitment of the Economic Development Committee to make the Haines Boulevard development area flourish and thrive to bring the highest rateables possible for the Township. There is a great opportunity with this firm assisting in attracting interest to Haines Boulevard. We are happy that property owners came to this meeting and we encourage all to get involved in the process. EDC meetings are the 2<sup>nd</sup> & 4<sup>th</sup> Monday of each month.

**Adjournment:**

A motion was made by Carl Lange to close the meeting at 8:30PM, seconded by Committeeman William Hurley, all members were in favor, motion carried.

Respectfully submitted by,

Debra L. Shaw-Blemings, Township Deputy Clerk