

**PILESGROVE TOWNSHIP
SPECIAL MEETING
MARCH 12, 2007
MINUTES**

Mayor Ernie Bickford called the special meeting of the Pilesgrove Township Committee to order at 7:00 PM, followed by the Pledge of Allegiance. The Clerk read the notice statement:

This meeting is called pursuant to the provisions of the Open Public Meetings law. Notice of this meeting of March 12, 2007 was sent to the Today's Sunbeam and the Elmer Times on March 2, 2007, posted on the bulletin board at the Municipal Building on March 2, 2007 and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Mayor Bickford advised that proper notice having been given; the Clerk is directed to include this statement in the minutes of this meeting.

Attendance: Ernest Bickford
Edward Kille
William Miller
William L. Horner, Esq.
Jeffrey R. Surenian, Esq.

Mayor Bickford advised that this is a special meeting of the Township Committee to take action on several items that pertain to a proposed settlement of the Kings Road litigation.

Jeffrey R. Surenian, Esq., special counsel for the Township with regard to affordable housing, provided background on affordable housing regulations in general and an explanation of why the Township is involved in the litigation with Kings Road, LLC.

Mayor Bickford advised that the next item on the agenda is the second reading and public hearing on Ordinance 07-01, an Ordinance Amending Chapter 145 "Land Use" of the Code of the Township of Pilesgrove. Mr. Surenian provided an explanation on the purpose and objectives of the ordinance.

Motion made by Kille, 2nd by Miller to open the public hearing on

**Ordinance 07-01
An Ordinance Amending Chapter 145 "Land Use" of the Code
of the Township of Pilesgrove.**

Ayes all.

Resident Gary Curry, 263 Avis Mill Road, inquired on the term "night club", in section #6 on page 3 of 26 in the ordinance. Mr. Curry requested that the term be removed from the ordinance. Mr. Horner advised that he would not recommend that Committee make any changes to this ordinance at this time. The term "night club" has been included in the land use ordinance for some time. There is a detailed time line of events depending on the adoption of this ordinance, and to delay adoption by striking this term out at this time would disrupt the time line.

Jean Jack, 107 N. Main Street, Woodstown, expressed her concern with the pending demolition of the Richmans Restaurant. Ms. Jack feels that the iconic architecture style of the building should be preserved. Cheryl Reardon, 230 Marlton Road, advised that CPR (Concerned Pilesgrove Residents) believes the site is not suitable for this type of density and questioned the process for the approval of water and sewer facilities. Mayor Bickford advised that those approvals are up to the New Jersey Department of Environmental Protection.

Gary Curry inquired on the repercussions if the developer (Kings Road), starts the project, and then goes bankrupt. Mr. Surenian advised that the Township is not the developer, and the developer has done their research regarding the real estate market, necessary approvals, etc. In addition, the developer will be bonded to offer some protection to the Township. Mr. Horner advised that the settlement provides that the plats cannot be filed until the sewer facility is approved. These types of concerns regarding water and sewerage should be presented to the Township Planning Board when the public hearing on the specific application is held.

Andy Grocik, 170 Harrisonville Lake Road asked if the development on Kings Highway will be low income housing. Mr. Surenian advised no, and explained the Township's plan to build the required affordable housing units at Baileys Corner.

Jean Jack asked if this document, as presented, is the final ordinance. Mr. Surenian advised yes. Ms. Jack inquired if there is any way to include protection of the Richman's building. Mr. Horner advised that Pilesgrove does not have a historic district, and protection of historic buildings is usually done by including buildings on an historic inventory and then protected through zoning.

Alex Alampi, 156 Harrisonville Lake Road asked for a definition of affordable housing. Mr. Surenian provided the information, based on the State COAH criteria. Mr. Alampi expressed his concern regarding the quality of the construction and the environment of affordable housing projects. Mayor Bickford advised that the Township's approved developer, the Ingerman Group, has a project in Harrison Township, and suggested that anyone with a concern visit that location to see what a well run project can look like.

Robert Howell, Kings Highway, Sharptown, inquired on the environmental issues, specifically the water and sewer requirements that the Township is agreeing to in the settlement agreement. Mr. Surenian advised that those issues will be detailed in the Township Wastewater Management Plan, and must be supported by the ordinance. Mr. Howell advised that he does not feel there is a significant problem with the on site septic systems in Sharptown and most problems result from the property owners not performing the regular maintenance required on the systems. He is also concerned that the ground water injection system proposed for the sewerage plant could pose a threat to aquifers.

Mr. Surenian advised those in attendance that concerns with regard to specific issues should be addressed to the Township Planning Board when the application on the development is heard.

Several members of the public inquired on the length of time the zoning provided for in the settlement must stay in place. Mr. Surenian advised 6 years.

Motion made by Kille, 2nd by Miller to close the public hearing on Ordinance 07-01. Ayes all.

Motion made by Kille, 2nd by Miller to adopt ordinance 07-01.

Roll call: Kille yes, Miller yes, Bickford yes.

Motion made by Kille, 2nd by Miller to approve Resolution 07-024, authorizing the execution of the settlement agreement with Kings Road, LLC. Ayes all.

Motion made by Miller, 2nd by Kille to approve Resolution 07-025, approving the Housing and Fair Share Plan. Ayes all.

Motion made by Bickford, 2nd by Kille to open the public comment portion of the meeting. Ayes all. There being no public comment, motion made by Kille, 2nd by Miller to close the public comment portion of the meeting. Ayes all.

Motion made by Kille, 2nd by Miller to go into closed session to discuss litigation and matters involving attorney/client privilege. Ayes all.

Motion made by Kille, 2nd by Miller to reopen the meeting to the public. Ayes all.

Motion made by Kille, 2nd by Miller to adjourn at 9:50 PM. Ayes all.

Maureen R. Abdill, Clerk