

May 16, 2007
Pilesgrove Township
Special Meeting
Minutes

Mayor Bickford called the special meeting of the Pilesgrove Township Committee to order at 8:40 P.M. followed by the Pledge of Allegiance. Mayor Bickford stated that the meeting was in compliance with the New Jersey Sunshine law, and the Clerk read the notice:

This meeting is called pursuant to the provisions of the Open Public Meetings law. Notice of this meeting of May 16, 2007 was sent to the Today's Sunbeam and the Elmer Times on May 10, 2007, posted on the bulletin board at the Municipal Building on May 10, 2007 and has remained 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: Ernie Bickford
 Ed Kille
 William Miller
 William L. Horner, Esq.

Mayor Bickford explained that this special meeting had been called to meet with the Township Planning Board to discuss several issues of mutual interest.

Committeeman Miller explained his concerns on the proposed Ordinance 07-08, the requirements for sales maps for major subdivisions. Mr. Miller is concerned that the maps will be very large and inquired on the reason for the sales map requirements vs. putting certain information in the property deeds.

Planner Christopher Warren explained that the size of the sales maps is dealt with on a case by case basis. The sales map is supposed to be on display at the sales location to make prospective buyers aware of certain conditions, because it is too late to bring these conditions to their attention when they get the deed.

Lengthy discussion took place on the sales map vs. deed issue. Recommendation made to amend the zoning district notice to include "by an insert" in item (4). The Clerk inquired if new notice was required for this amendment – Mr. Horner advised no. It is acceptable to continue with the public hearing on the Ordinance at the June 12 meeting with this minimal change.

Mr. Horner updated all on the progress of the documents on the Tractor Supply development. The site plan will now be filed, which eliminates the need for a legal description of the many conditions of the approval.

Mr. Horner's next updated was on the Auburn Road Properties project. Committeeman Miller stepped down. These documents are making progress; at this point in time the guarantees must be posted.

Mr. Miller rejoined the meeting.

Lengthy discussion took place on the need for a litigation review or status review or project review committee. All agreed that at times, that lack of communication between the Committee, Planning Board and Township professionals is an impediment to progress.

Mr. Horner updated all on the progress of the Pilesgrove Estates development. The Planning Board approval language regarding the required alternate treatment units for some lots will present administrative problems to the Township. Planning Board Chairman John Ober and Mr. Warren explained that keeping track of that issue will be the developer's responsibility, and that the Township Construction office will not have to become involved in monitoring which lots require the ATU's. Township Committee will have to make the final decision on the process to be followed by the Construction office on that issue.

Motion made by Kille, 2nd by Miller to go into executive session to discuss matters in accordance with N.J.S.A. 10:4-12, specifically the litigation matter of Robert J. Pacilli v Pilesgrove. Ayes all.

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

The Planning Board members left the meeting.

Motion made by Kille, 2nd by Miller to go into executive session to discuss matters in accordance with N.J.S.A. 10:4-12, specifically the litigation matter of Robert J. Pacilli v Pilesgrove. Ayes all.

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

Motion made by Kille, 2nd by Bickford to defend and indemnify William L. Horner, Esq. in the tort claim filed by William Ziegler, Esq. in the matter of Robert J. Pacilli v Pilesgrove. Kille and Bickford voted yes, Mr. Miller voted no.

Motion made by Kille, 2nd by Miller to open the meeting to public comment. 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 Miller, 2nd by Kille to adjourn at 10:50 P.M.

Maureen R. Abdill, Clerk