

November 6, 2007
Pilesgrove Township
Work Session
Minutes

Mayor Bickford called the work session meeting of the Pilesgrove Township Committee to order at 9:00 A.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 annual notice:

This meeting is called pursuant to the provisions of the Open Public Meetings law. This meeting of November 6, 2007 was included in a list of meetings notice sent to the Today's Sunbeam and the Elmer Times on January 3, 2007, posted on the bulletin board at the Municipal Building on January 3, 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: Ernie Bickford
 Ed Kille
 William Miller
 Ruth Moynihan, CFO
 James McKelvie, P.E.
 Christopher J. Warren, P.P.

Township Engineer Jim McKelvie addressed Committee on the subject of tax map maintenance and the billing procedures used by his firm in this matter. Mr. McKelvie presented Committee with a letter that details an adjustment in the process – effective immediately, the Township will not be billed for the review of deeds that do not require an adjustment to the Township tax map. Mr. McKelvie was asked about the outstanding invoices that include charges for these types of deeds – he advised he will consult with his office on those invoices. In addition, he will review the outstanding invoices to verify that all charges are correct, and any that involve escrow accounts are billed accurately.

Township Planner Chris Warren inquired on the possibility of having the municipalities in the County contact the County to request an update to the outdated GIS mapping that was initiated by the County several years ago. The Clerk was directed to contact the other municipalities to gauge interest in approaching the County as a group on this matter.

Mr. McKelvie left the meeting.

Mr. Warren updated Committee on several issues:

Township farmland preservation program:

2008 Planning Incentive Grant Application – the application requires a funding plan that is being drafted. Mr. Miller inquired on the authorization for Mr. Warren to do this work – Mr. Warren indicated that this work was approved by the Township Committee several weeks ago at a cost of \$6,000.00. Mayor Bickford inquired on the cost of the program administration – Mr. Warren advised that he will provide an estimate.

Mr. Warren advised that two letters are needed – one to the County with the Township financial plan and a second letter to the County to provide comments on the County PIG application.

Township Waste Water Management Plan: requires cooperative effort with the Borough of Woodstown. Mayor Bickford will contact Mayor Pfeffer regarding this matter.

Commercial redevelopment plan: the developer was not awarded tax credits this year, but will apply again in 2008, and chances are good, provided no other more qualified application is received by the State.

Mayor Bickford inquired on the Township's status with the potential developer (the Opus Group) of the Sod Farm property that is included in the GDP-PLI ordinance being considered for adoption. Mr. Warren advised that the Sod Farm was zoned Limited Manufacturing at one time, and is now zoned Planned Light Industrial. In order to include the property in the Township wastewater management plan, the Township needed information from the developer to

determine their potential needs. The connection with the Opus Group was made through Aubrey Haynes, the sales agent used by the owners of the Sod Farm. Mr. Warren explained that the basic GDP ordinance was drafted for a residential development in the Township, but no used. It was amended to address this situation. Township Committee will be referring the introduced ordinance to the Planning Board for review and comment.

Mr. Warren left the meeting.

Township Solicitor William L. Horner entered the meeting.

Mr. Horner advised that in a meeting with Matt Ecker, the Engineer for the Woodstown Sewerage Authority, Mr. Ecker indicated that if the Township Waste Water Management Plan would include the basic needs of the Township, the Borough would consider endorsing the plan. As presented, the plan is more extensive than the Borough is willing to consider at this time. The Township may need to consider a two phased approach.

Mr. Horner advised that he is finalizing an interlocal agreement with the Borough for the Length of Service Awards Program (LOSAP).

Mayor Bickford addressed Mr. Horner with regard to invoices for work done on the Pacilli v Pilesgrove and Athenian Estates v Pilesgrove litigation. Mr. Horner billed the Township for time spent shortening appellate briefs that were too long as submitted. Mr. Horner advised he would remove the additional billing and resubmit the invoices.

Discuss took place on the GDP-PLI ordinance and the contact that Planning Board Officials had with the potential developer. Mr. Horner advised that the Planning Board might consider procedural guidelines for dealing with this type of situation.

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 potential litigation in the matters of Pacilli v. Pilesgrove and Costill v. Pilesgrove and matters involving attorney/client privilege. Ayes all.

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

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 adjourn at 12:25 PM. Ayes all.

Maureen R. Abdill, Clerk