

October 9, 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 October 9, 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
 Christopher J. Warren, P.P.

Township Planner Chris Warren updated Committee on several issues:

Settlement in the Vizzoni v. Pilesgrove matter is pending.

Farmland Preservation – The State Agriculture Development Board has Federal Funds available on the Ostrum and Byrnes parcels. Mr. Warren provided a handout detailing the funding allocations before the disbursement of these additional funds. Unless told otherwise, all the additional funds will go to the County. The Township must present a proposal to the County for the re-allocation of these funds. There are several options: ask to receive all the money, take a 2/3, 1/3 split, take a 50/50 split or base the rebate on the actual amount of money that the Township paid. The County's \$500,000 participation cap on the Byrnes preservation must be considered in any applicable scenario. Committee indicated that they would propose a 50/50 split to the County. Mr. Warren will draft a letter to that effect.

Mr. Warren advised that the Township Farmland Preservation Plan must be updated. The cost will be approximately \$6,000.00 for the update to the plan and \$2,500.00 for the 2008 Planning Incentive Grant Application. It is very important to update the financial portion of the preservation plan.

Wastewater Management Plan – Mr. Warren advised that as background, the Kings Road settlement necessitated the need for the plan, and Kings Road has contributed \$30,000.00 toward the cost of the plan. Mr. Warren provided a copy of the August 6, 2007 draft; the areas in purple are the target areas, and they include the sod farm, Sharptown Village and the areas surrounding the Borough of Woodstown. Mr. Warren and Township Solicitor Horner met with Woodstown Sewerage Authority Engineer Matt Eckert and discussed the plan. There are four numbers that Committee should be aware of: 350,000 gpd (gallons per day) are currently going to the plant, at 412,000 gpd a capacity assurance plan, (which requires analysis for future capacity) must be done, 530,000 gpd is the capacity of the plant, and the existing plant can be expanded to 750,000 gpd. An important question is how to finance the expansion of the existing Woodstown plant. Mr. Eckert has stated that the Borough will not bond to expand to 750,000 gpd, and it is not clear if the Township can bond for expansion to Woodstown's plant. The Township needs a general agreement in principle with the Borough for the State to approve the Township plan. At this point in time, Mr. Eckert is taking the Township draft WMMP to the Woodstown Sewerage Authority.

General Development Plan Ordinance (GDP) – Mr. Warren wants to include development fee calculation in ordinance to evaluate impact and developer could make a larger contribution.

The agenda for the evening meeting was reviewed by Committee.

Motion made by Kille, 2nd by Miller to open the meeting to the public. Resident Cheryl Reardon asked if the Township would like a letter of support from the NJCF to the State on the funding arrangements for the Township's PIG program. Mr. Kille advised that he will contact Janet Eisenhower of the NJCF on the matter.

Ms. Reardon inquired on the process that property owners in the PIG program use in establishing a value for their land. Mr. Warren advised that now that some preservation easements have been finalized, land owners have some knowledge of the value of farmland in the Township. The Township Agricultural Advisory Committee also assists in the process. Ms. Reardon inquired on alternate methods of preserving farmland, and Mr. Warren advised that the Township is considering TDRs (transfer of development rights). Ms. Reardon inquired on the smallest lot size that will support on an site septic system, and Mr. Warren advised that the function of the system does depend on the soil, but generally +/- 23,000 square feet if all other conditions are acceptable. Ms. Reardon inquired on the industrial node being proposed by the GDP ordinance – does it include provisions for a sewerage package plant? Mr. Warren advised it does. Ms. Reardon inquired on the possibility of down zoning, Mr. Warren advised that may be something for the Township to consider. Ms. Reardon inquired on the budget line item for farmland preservation, and Mr. Warren advised that it is not a line item, the expenses and cost of the easement(s) are paid through the bond ordinance.

There being no further 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 Bickford to adjourn at 10:50 A.M.

Maureen R. Abdill, Clerk