

March 4, 2008
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 March 4, 2008 was included in a list of meetings notice sent to the Today's Sunbeam and the Elmer Times on January 5, 2008, posted on the bulletin board at the Municipal Building on January 5, 2008 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
Michael M. Mulligan, Esq.
Richard Gessner, Jr. (Commercial Redeveloper for Baileys Corner)

Mayor Bickford provided background on the Baileys Corner redevelopment project. Mr. Gessner provided a handout with proposed topics for discussion. Mr. Mulligan advised that discussions on negotiations with property owners, water and sewer issues and professional fees are appropriate for closed session. Update on lessees, timeline and PILOT should be in open session.

Motion made by Kille, 2nd by Miller to go into closed session to discuss matters in accordance with N.J.S.A. 10: 4-12, specifically acquisition of property and potential litigation. Ayes all.

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

Mr. Gessner advised that he has a fitness center, Dunkin Donuts and national pharmacy chain interested in leasing space at the location. He is ready to start phase 1 planning and construction in the spring of 2008. Mr. Gessner would also like to discuss a PILOT (payment in lieu of taxes) agreement with the Township. Mr. Mulligan is to review statute on the issue to facilitate the discussion.

Mr. Gessner left the meeting at 10:10 A.M.

Mr. Greg Esgro and Mr. John Moustakas, Esq. representing Four Seasons Campground entered the meeting to discuss the ongoing compliance issues at the campground.

Mr. Mulligan explained that the Township is considering citing the campground for operating without a license, and to agree in court to adjourn the matter until late 2008 or early 2009 to give the campground time to come into compliance. The matter would be settled with a minimal fine and court costs. The Township must address the fact that they are operating without a license.

Mr. Moustakas explained that his client is concerned with the negative stigma that being brought into court could give the campground. Mr. Moustakas inquired on other licensed businesses within the Township, and the Clerk advised liquor licenses and kennel licenses are issued by the Township. The campground is concerned with litigation that is being threatened by some of the tenants at the campground.

Mr. Esgro advised that half of the sites are in compliance, and requests time to address the remainder without being cited.

Mayor Bickford inquired on the time frame, and Mr. Esgro did not have a proposal on the time needed. Mayor Bickford advised that a year is too long to wait; the situation has been going on for 9 months now.

Mr. Mulligan advised that there is nothing in Township ordinance to allow a provisional license. The options are to begin code enforcement proceedings or expensive litigation.

Mr. Moustakas asked for a few minutes to discuss the issue in private with Mr. Esgro.

Discussion took place on letters forwarded to Committee from the Marlton Recreation Association. Nicole Simonin is requesting permission to hold "Mommy and Me" wellness classes for pre-natal and post-natal women at the Park. Motion made by Kille, 2nd by Miller to approve the request, contingent on references from Ms. Simonin, execution of a hold harmless agreement and amending the certificate of insurance to add the Township as an Additional Insured. Ayes all.

Second request is from Donald and Cindy Ayars for their daughter Dana to hold her wedding ceremony at the Park on November 1, 2008. Mr. & Mrs. Ayars agree to no alcoholic beverages in the Park, execution of a hold harmless agreement and will provide a certificate of insurance for the event and for any vendors. Motion made by Miller, 2nd by Kille to approve the request. Ayes all.

Mr. Moustakas and Mr. Esgro returned to the meeting. Mr. Moustakas agreed to have the campground matter listed for court, and the Township and the campground will make a joint request to the Judge for a 12 month stay of the matter. Mr. Esgro inquired on the status of the annual 4th of July fireworks display, and was advised that the fireworks display is not contingent on the campground license, so he should file the paperwork for the display.

Discussion took place on the appointment of members to the Township Plan Endorsement Advisory Committee. The Clerk supplied Committee with memberships of various Committees and organizations in the Township that are eligible for appointment to the Committee. Township Committee will review and prepare a preliminary list of appointees.

Discussion took place on the recent announcement from the State that municipalities with a population under 5,000 people will lose all CMPTRA (Consolidated Municipal Property Tax Relief Aid) funding. Clerk advised that Dave Rollison, the Township Auditor, will attend Friday's agenda work session to discuss this further with Committee.

Public Works Superintendent Russell English entered the meeting. Mr. Miller updated Committee on meeting with the County Engineer's office regarding water control structures in the Township. Mr. Miller is concerned with providing information on private property to the County. Mr. English and Mr. Miller will review the maps supplied by the County for accuracy and further discussion.

Motion made by Kille, 2nd by Miller to open the public comment portion of the meeting. Ayes all.

Resident Cheryl Reardon advised Committee that there appears to be some confusion at the Township Planning Board meeting regarding the status of the development of a Conservation Design Ordinance for the Township, and the use of ANJEC grant for the professional services related to the ordinance. Ms. Reardon offered to contact Patty Elkins at ANJEC for a presentation to the Township Planning Board.

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 Miller to go into closed session to discuss matters in accordance with N.J.S.A. 10:4-12, specifically pending litigation in the matter of Pacilli v Pilesgrove. 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 11:50 A.M. Ayes all.

Maureen R. Abdill, Clerk