

WESTAMPTON TOWNSHIP COMMITTEE MEETING

7:00 PM REGULAR MEETING

June 5, 2017

The regular meeting was called to order at 7:03 PM by Mayor Daniels with all present. Requirements of the Sunshine Law were read. This meeting was advertised in the Burlington County Times January 5, 2017. The flag was saluted and there was a moment of silence.

Roll Call:

Committeeman Lopez	Present
Committeewoman Smith-Hartman	Present
Committeewoman Teleisa	Present
Committeeman Wisniewski	Present
Mayor Daniels	Present

Al Marmero, Solicitor, was present.

Administrator Maria Carrington and Marion Karp, Clerk, were present.

Approve 6/5/17 Agenda – motion to approve by Mr. Lopez; second by Ms. Teleisa. All voted yes.

Minutes of the 5/15/2017 meeting – motion to approve by Mr. Lopez; second by Ms. Teleisa. All voted yes. Minutes of the 5/15/2017 Workshop meeting – motion to approve by Mr. Lopez; second by Ms. Smith-Hartman. All voted yes.

Scheduled Appointments

None

Public Comments on agenda items

Nancy Burkley – asked about the Ikea Drive ordinance; she wanted to know who owns the land where Ikea drive is located on. Ikea owns it. She asked if we take it over, what are we getting in return for the headaches we will inherit by taking the road over. Mayor Daniels said it is a quality of life and safety issue. She asked if Ikea will pay us to take over the road and take care of it and asked if they would ask for a reduction in taxes since they would own less land; Mayor Daniels answered that he could not speculate on this. She thinks this is something that Dolan and Ikea should work out between themselves; the residents won't be using this road. All the truck traffic has torn up Rancocas Road; she is opposed to taking over the road, it won't benefit safety and will cost us more money since we have to plow it.

Gary Berberian, 138 Winstead Drive – asked where the monthly reports were. Clerk Marion Karp answered that department reports are submitted one meeting a month, the second meeting. He asked about the ordinances and if the Committee was aware that we would need to repeal parts of another ordinance.

John Mumbower – asked about the Ikea Drive dedication; he wants to see them provide a long term maintenance plan; he hopes the Committee looks at this long term in order to mitigate the township resident's costs.

Paul Schuritzel, legal counsel to Ikea – the entity that owns the property is incorrect in the ordinance and needs to be corrected; he didn't have the chance to look it over beforehand.

Janet Curran – asked about the Blue Jay Hill Road deed resolution. She asked what was going on with this. Administrator Maria Carrington stated that we purchased this in conjunction with the Green Acres program; we have to demolish the house and decommission the well and septic system in order to receive our Green Acres funds by June 15th. She didn't know about any future Timbuctoo plans. Ms. Curran then asked about Ordinance 5-2017; this is dealing with the Ingerman development. Solicitor Al Marmero explained that under NJ law it is required with the transfer of public property.

Mr. Lopez – asked when the Blue Jay Hill property was purchased; Al Marmero explained that it was purchased last year. Mayor Daniels explained that this property was going to be used for overflow parking for the Timbuctoo site. He really wants to know what the plan of action is for the Timbuctoo site.

Vernita Jones – asked who takes care of the Ingerman property in the interim. The grass is extremely tall on the lot where the house is; Maria Carrington would talk to the property owner.

Lori Hustus – asked about the land transfer with Ingerman; Al Marmero explained that it hasn't been transferred yet; in order for the transfer to take place this ordinance needed to be passed. She wondered why it wasn't done way before now.

Mr. Lopez – the redevelopment agreement was adopted back in 2014; his concern is that we are gifting the developer land that is worth about \$720,000. This was an important piece of information that the Committee should have had before last week.

Gary Jacques – asked if the land has been assessed. He is calling for the resignation of the people who are responsible for this. He thinks George Saponaro should be sued for this; it is a ridiculous mess.

Tom Dolan – is concerned with the Ikea Drive dedication and why the Township is getting involved in this. Mayor Daniels explained that it was for safety concerns. He thinks Ikea and Dolan should take care of it together and it should remain a private road

like Indel Drive; we shouldn't be involved at all. He is also very concerned with the new super Wawa coming in and the effect it will have on traffic.

Mike Dolan – explained that he built Ikea Drive and Ikea paid for it. He wants the residents to understand. NJ State law requires that every lot front on a public road. All of the residents front on a public road and they aren't required to take care of it. Upon completion, the intention has always been for the road to be dedicated. Over the years, it never got taken care of. Fronting on a public road actually gives more value to a building. It provides for a public road. This is catching up on old business.

Gary Barbarian – asked what a semipublic road is, as referenced in our ordinance. The portion of Ikea Drive from Springside to the big stand of trees was accepted back in 1993; the next portion was delayed and it kept getting delayed over the years and it was never dedicated.

Machell Pettis – asked if a recent traffic study was done. She asked about 21 Blue Jay Hill Road; the purchase was to help with parking overflow. She is on the Timbuctoo Committee, they meet once a month and this issue is currently on their agenda. She welcomed Mr. Lopez to review their minutes or attend a meeting. He has been asking for a plan of action for at least 6 months now and hasn't received any information. She informed Mr. Lopez that Carolyn Chang has resigned from the Committee since their last meeting.

Gary Jacques – asked why the Westampton Historic Society wasn't involved in the Timbuctoo project which they started and dedicated. They should be involved now; it is a very important site.

Nancy Burkley – is it true that we are already committed to the Ingerman deal? Mayor Daniels answered that this was indeed correct. Mr. Lopez hasn't seen a contract that states we must give the land that we got from Hovnanian to Ingerman. Some residents had thought that it would be a better deal to sell the land and pay the 5%; however, this was not the case.

Lori Hustus – asked if there is paperwork transferring title from Hovnanian to Westampton Township. She asked why Hovnanian gave us the land. Mayor Daniels stated that he believed this was tied to the Woodmont Development but later found out this was not the case and that both stood on their own merit. Mr. Lopez commented that his understanding is that Woodmont was going to build 456 luxury apartments and that only 14 apartments would be low and moderate income units which were clearly not enough. The developers negotiated their own terms and came up with an exchange whereby the projects were unofficially tied together in that the affordable housing burden would be shifted onto Ingerman, who would build 72 all affordable units. His only beef with this is that District 1 shoulders the burden of all the affordable housing in the Township where he believes it should be shared between all Districts.

Ms. Teleisa – Woodmont is in trouble and the land is being foreclosed on, what we originally planned to do is no longer going to happen. It wasn't 14 apartments; it was 27 apartments.

Mr. Lopez – read the September 8, 2015 Township Committee minutes aloud. He wondered how the developer was being given credit for 100 units of affordable housing when they were only going to build 28 units in their project and the other 72 units were being built on Woodlane Road.

Juanita Smith – is at a loss without a visual as to where Ikea Drive exits onto Springside Road. She asked if there was a goal to get a light installed here; she personally lost a friend in the accident there. Springside Road is a County Road and they would be the ones to have jurisdiction over this according to Mayor Daniels.

Old Business

None

New Business

None

Resolutions

84-17 Payment of Vouchers – motion to approve by Mr. Lopez; seconded by Ms. Teleisa. All voted yes.

85-17 Refund Taxes, Block 905, Lot 1 – motion to approve by Mr. Lopez; seconded by Mr. Wisniewski. All voted yes.

86-17 Chapter 159, Clean Communities Grant – motion to approve by Ms. Teleisa; seconded by Mr. Lopez. All voted yes.

87-17 Chapter 159, Bullet Proof Vest Grant – motion to approve by Ms. Teleisa; seconded by Mr. Lopez.

88-17 Resolution in Support of the FOP Awareness Initiative – motion to approve by Mr. Lopez; seconded by Ms. Smith-Hartman. All voted yes.

89-17 Authorize Execution of Deed, Block 604, Lot 3 – motion to approve by Mr. Lopez; seconded by Mr. Wisniewski. All voted yes. Mr. Lopez asked if you could get out of Green Acres restrictions; Solicitor Al Marmero answered that you could but it is an arduous process. Mayor Daniels explained that the Township wanted this area to remain as undeveloped and open. There was talk about using one of the houses as a museum to house Timbuctoo artifacts.

Ordinances

4-2017 Ordinance Authorizing Acceptance of Ikea Drive (first reading) – Solicitor Al Marmero stated that they could discuss the scope of work required; this should be taken into account before they vote on the first reading. Township Engineer Doug Johnson stated that they are standing by their recommendation that Mike Dolan mill and overlay the entirety of Ikea Drive before the Township will accept it. Motion to table the ordinance was made by Ms. Teleisa; the motion was seconded by Mr. Wisniewski. Mr. Lopez is in favor of this; he wants to make sure the Township receives it in brand new condition and will be good for 15 years. They would hold a workshop meeting to discuss this.

5-2017 Ordinance Authorizing Sale of Block 401, Lots 2.01 & 8 (first reading) – motion to approve was made by Ms. Teleisa; the motion was seconded by Mr. Wisniewski. Ms. Teleisa, Mr. Wisniewski and Mayor Daniels voted yes, Mr. Lopez and Ms. Smith-Hartman abstained.

Correspondence

Mt. Holly Municipal Utilities Authority – rate hearing 7/13/17, 6 PM. They are planning to raise rates again. If residents want to be heard, they should attend this hearing.

Dates to Remember

Tuesday, June 6, 9 AM - Tree dedication for fallen State Trooper Sean Cullen at the Cinnaminson Post Office, 2496 Route 130.

Wednesday, June 7, 7 PM – Land Development Board Meeting

Saturday, June 10 – Fishing Tournament for all ages at Iron Works Park presented by the Recreation Departments of all RVRHS sending districts. Registration form available from the Recreation page of our website.

Sunday, July 16, 9 AM – Tarnsfield Swim Club's 1st Annual Bill McGee Memorial Masters Swim Meet

Open to public Comment

Lori Hustus – wishes the Committee was all on the same page

Karen Turner – has just started attending meetings again, now she remembers why she stopped. She thinks the town hall meetings are a good idea; she attended last week's meeting but she isn't sure why those issues were revisited again tonight. Water is

stagnant near the Sherwood Lane drainage areas; she wants to make sure something is done. Mosquitoes have been a problem lately.

Mr. Lopez – we need to have the Township engineer look at the problem and made a motion to do so, with approval from the entire Committee. Mr. Wisniewski spoke with Mike Meenan, all the ditches need to have trees removed and they are trying to stay on top of it. He would like to come by and speak to Ms. Turner along with Mr. Meenan. Mike Meenan didn't want the engineer involved unless he would evaluate every single drainage ditch in the Township. Mr. Lopez decided to withdraw the motion.

Tom Dolan – asked for more clarification on the Woodmont project.

William Allen – has attended a lot of meetings but has never seen one where such grandstanding has taken place.

Mr. Velasco, 73 Fieldcrest Drive – was under the impression that Freedom Village was supposed to be just disabled vets and then it became just regular affordable housing. Freedom Village brought in many more school children than what the developer told the Township; the same will happen with Ingerman. They should be planning for 60 new students, not for 20.

Ms. Graham, 35 Tarnsfield Road – wanted to know what the reason was for the developer not honoring his affordable housing obligation numbers. She thinks this was directly related to the Virtua deal. If developers want to come into the township, make them contribute.

Jane Phillips, Spring Meadows – spoke regarding a problem at Spring Meadows

John Mumbower – the state will come in and look once a developer starts and give the school an estimate. Mt. Holly MUA needs to be watched, other towns have had issues. Let's get some representation; our water bills are pretty high.

Mr. Velasco – asked if there is a possibility of more low income housing in District 1. Mayor Daniels answered no.

Janet Curran – asked why the Committee voted yes. She would rather have a lawsuit. She thinks voting yes was a big mistake.

Roslyn Lockley – this is her first Township meeting. She is bewildered, surprised and appalled. This won't be her last meeting, she will be back. She hopes her opinion of her elected officials will improve.

Juanita Smith – is concerned that there is so much negativity.

Comments from Department Heads

No further comments were made.

Committee Members Comments

John Wisniewski - apologized to everyone tonight, they were here for a very long time and weren't very productive.

Ms. Teleisa – feels that the departments were slighted tonight, thanks for protecting the town and the residents.

Mr. Lopez – thanks to all the new residents for coming out tonight.

There were no further comments and the meeting was adjourned at 10:55 PM.

Respectfully submitted,

Marion Karp, Municipal Clerk