

EASTAMPTON TOWNSHIP COUNCIL

REGULAR SESSION MINUTES

Monday, June 23, 2014

7:30 pm regular session

Mayor Rodriguez called the meeting to order at 7:30 pm.

Everyone participated in the flag salute.

Mayor Rodriguez certified that notice of this meeting was published in the Burlington County Times on January 12, 2014. Notice was posted on the Municipal Bulletin Board and sent to the Courier Post for information. All requirements of the "Open Public Meetings Act" were satisfied.

Present were Mayor Ricardo Rodriguez, Council Member Robert Apgar, Council Member Rovenna Overton, and Council Member Jay Springer. Also present were Township Attorney Eileen Fahey, Municipal Clerk Kim-Marie White, and Township Manager Tom Czerniecki. Deputy Mayor Anthony Zeno was absent.

PUBLIC COMMENT:

Mark Searfoss, Fire Commissioner, 27 Chelsea Road, said the Fire District had a Special Election on Saturday, June 21 from 2pm to 9pm to replace two 1996 fire trucks with one new truck and it was defeated by 130 to 101 votes. He said this is the second time that it has been defeated by the voters. He said they went door to door delivering a letter that explains the need for the referendum question. They are concerned with the safety of the trucks they have now and not having new equipment in an emergency. The letter that was posted to the fire department website is attached to the minutes for the record.

Township Manager Czerniecki said he would like to have a workshop with the Fire Commissioners and come back to Council in July or August.

Peter Ulyett, 19 Chelsea Road, said if the referendum question was voted down twice, the residents are trying to tell the Fire District something.

Township Manager Czerniecki said that he would like to show his presentation regarding the Plan the Land to Council and Peter Ulyett. The presentation is attached to the minutes for the record.

ORDINANCE – INTRODUCTION:

Ordinance 2014-03 Bond Ordinance Providing for Various General Improvements, Appropriating \$403,320 Therefore and Authorizing the Issuance of \$383,153 Bonds or Notes of the Township for Financing the Costs for Said Improvements Authorized to be Undertaken in and by the Township of Eastampton, in the County of Burlington, New Jersey

It was MOVED by OVERTON and seconded by SPRINGER to approve Ordinance 2014-03, publish the Ordinance June 27, 2014 and set the public hearing date for July 21, 2014.

ROLL CALL: Ayes - Apgar, Overton, Springer, Rodriguez
 Nays - None

There being four (4) ayes and no nays, the Ordinance was approved.

CONSENT AGENDA: *The items listed below are considered routine by the Township of Eastampton and will be enacted by one motion. There will be no formal discussion of these items. If discussion is desired, this item will be removed from the Consent Agenda and will be considered separately.*

RESOLUTIONS:

Resolution R2014-68 Authorizing Community Development Block Grant Agreement with Burlington County Board of Chosen Freeholders

Resolution R2014-69 Amending the 2014 Capital Budget

Resolution R2014-70 Establishing Overtime Compensation Rate for Lieutenant Performing Sergeant's Duties

It was MOVED by APGAR and seconded by OVERTON to approve Resolution R2014-68 to Resolution R2014-70.

ROLL CALL: Ayes - Apgar, Overton, Springer, Rodriguez
 Nays - None

There being four (4) ayes and no nays, the Resolutions were approved.

ACCEPTANCE OF REPORTS:

- Tax Collector (April and May)
- Police (May)

It was MOVED by SPRINGER and seconded by OVERTON to approve the reports.

ROLL CALL: Ayes - Apgar, Overton, Springer, Rodriguez
 Nays - None

There being four (4) ayes and no nays, the reports were approved.

APPROVAL OF BILLS:

It was MOVED by OVERTON and seconded by SPRINGER to approve the bills.

ROLL CALL: Ayes - Apgar, Overton, Springer, Rodriguez
 Nays - None

There being four (4) ayes and no nays, the bills were approved.

MANAGER'S REPORT:

Township Manager Czerniecki said working on the open space presentation took up a lot of his time. He said that Mayor Rodriguez and Councilman Apgar joined him in the Auditor's exit interview and the new Auditors are terrific. He said that Chief Financial Mingin was very pleased with the audit. The FOP donated a shed to Buttonwood Park.

NEW BUSINESS: None

OLD BUSINESS: None

STAFF AND PROFESSIONAL COMMENTS:

Township Attorney Fahey said that the Township received about seven tax appeals and no pending State Tax Appeals.

Councilwoman Overton said approximately 177 people attending the Skating Party and it went well. She congratulated the girls softball team on winning the championship. She said the new podium looks very nice and it was a much needed purchase.

Mayor Rodriguez thanked Township Manager Czerniecki for his hard work in putting the presentation together for Mr. Ulyett. He said the Auditor's exit interview was an awesome experience and Tara Krueger did an excellent job.

Mayor Rodriguez said they would do a proclamation at the next Council meeting for the girls softball.

PUBLIC COMMENT: None

ADJOURNMENT

Next Meeting: July 21, 2014 at 7:00 p.m. for Closed Session and 7:30 p.m. for Regular Session

It was MOVED by APGAR and seconded by SPRINGER to adjourn the meeting at 9:01 p.m.

VOICE VOTE: Ayes - Apgar, Overton, Springer, Rodriguez
 Nays - None

There being four (4) ayes and no nays, the motion was approved.

Kim-Marie White

Kim-Marie White
Municipal Clerk

Ricardo Rodriguez

Ricardo Rodriguez
Mayor

Approved: July 21, 2014

BACKGROUND ON LOTS 2.07 & 2.08

- Settlement Date: October 15, 2002
- Negotiated Settlement Price: \$8,950,00 for 2.04, 2.07 and 2.08.
- 203+/- Acres
- NJ Green Acres requested new appraisals to certify market value as of October 15, 2002.

Manzi:

(Lot 2.04) **\$9,923,000** + (Lots 2.07, 2.08) **\$2,014,000** = **\$11,937,000**

Curini:

(Lot 2.04) **\$10,765,000** + (Lots 2.07, 2.08) **\$2,235,000** = **\$13,000,000**

BACKGROUND ON LOTS 2.07 & 2.08

- Per GA regulations (N.J.A.C. 7:36-8.4), the certified value of the land would be based on the average of the two appraisals or purchase price. The lesser amount.

	Manzi	Curini	Average Separate
Lot 2.04	\$9,923,000	\$10,765,000	\$10,344,000
Lots 2.07, 2.08	\$2,014,000	\$ 2,235,000	\$ 2,124,500
Average Total	\$11,937,000	\$13,000,000	\$12,468,500

- Settlement price was 72% of the average of the two appraisals (\$8.9m/\$12.4m). Green Acres accepted the negotiated value.

BACKGROUND ON LOTS 2.07 & 2.08

	Manzi	Curini	Average Separate
Lot 2.04	\$9,923,000	\$10,765,000	\$10,344,000
Lots 2.07, 2.08	\$2,014,000	\$ 2,235,000	\$ 2,124,500
Average Total	\$11,937,000	\$13,000,000	\$12,468,500

Two Separate Components Appraised – Townhome & Commercial

Lots 2.07, 2.08	Manzi	Curini	Average	Acres Per/Acre
Townhome Areas (16 acres)	\$1,284,000	\$1,605,000	\$1,444,500	\$90,281
Commercial Areas (13.25 acres)	\$730,000	\$630,000	\$680,000	\$51,320
Average Total	\$2,014,000	\$2,235,000	\$2,124,500	NA

BACKGROUND ON LOTS 2.07 & 2.08

Adjustment Averaged Appraisals to Actual Sale (72 Percent)

Lots 2.07, 2.08	Manzi	Curini	Average	Acres Per/Acre
Townhome Areas (16 acres)	\$1,284,000	\$1,605,000	\$1,444,500	\$90,281

Commercial Areas (13.25 acres) \$730,000 \$630,000 \$680,000 \$51,320

Average Total	\$2,014,000	\$2,235,000	\$2,124,500	NA
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72% Adjustment to Reflect Actual Price



Lots 2.07, 2.08	Manzi	Curini	Average	Acres Per/Acre
Townhome Areas (16 acres)	\$924,480	\$1,155,600	\$1,040,040	\$65,002

Commercial Areas (13.25 acres) \$525,600 \$453,600 \$489,600 \$36,950

Average Total	\$1,450,080	\$1,609,200	\$1,529,640	NA
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Ordinance 2002-14

**Minutes from October 14, 2002 Ord. 2002-14
introduction clearly state “approximately 20
acres.”**

Lots 2.07, 2.08	72% of Avg. Appraised	Per/Acre	Acres for Ord. 2002-14	Apportioned Sales Price
Townhome Areas (16 acres)	\$1,040,040	\$65,002	7.85	\$510,400
Commercial Areas (13.25 acres)	\$489,600	\$36,950	13.25	\$489,600
Total	\$1,565,640	NA	21.10	\$1,000,000

2003 - ANA hired for "Plan The Land"
Told 19 acres to be reserved for open space and
recreation (unfunded)
(11 unusable + 8 usable).07 & 2.08



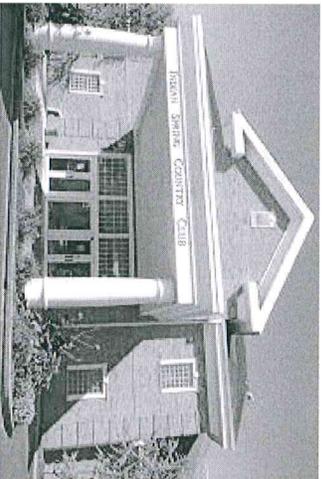
Lots 2.08 not
addressed in ANA
Concept Plant (4.5
+/- acres)

Other lands and
recreation areas
to capture
remaining 14.5
acre in 2004 ANA
Concept Plan.

Misc. Notes

- The exact boundaries of 19+/- acres unfunded open space are yet to be determined
- Of the 19 acres, 8 are usable. This was set aside per Green Acres recommendation for uses not permitted on Green Acres "Funded" open space.
- There are 11 acres of unusable land such as wetlands and buffer areas. NJDEP permits buffer averaging to be maintained for future flexibility

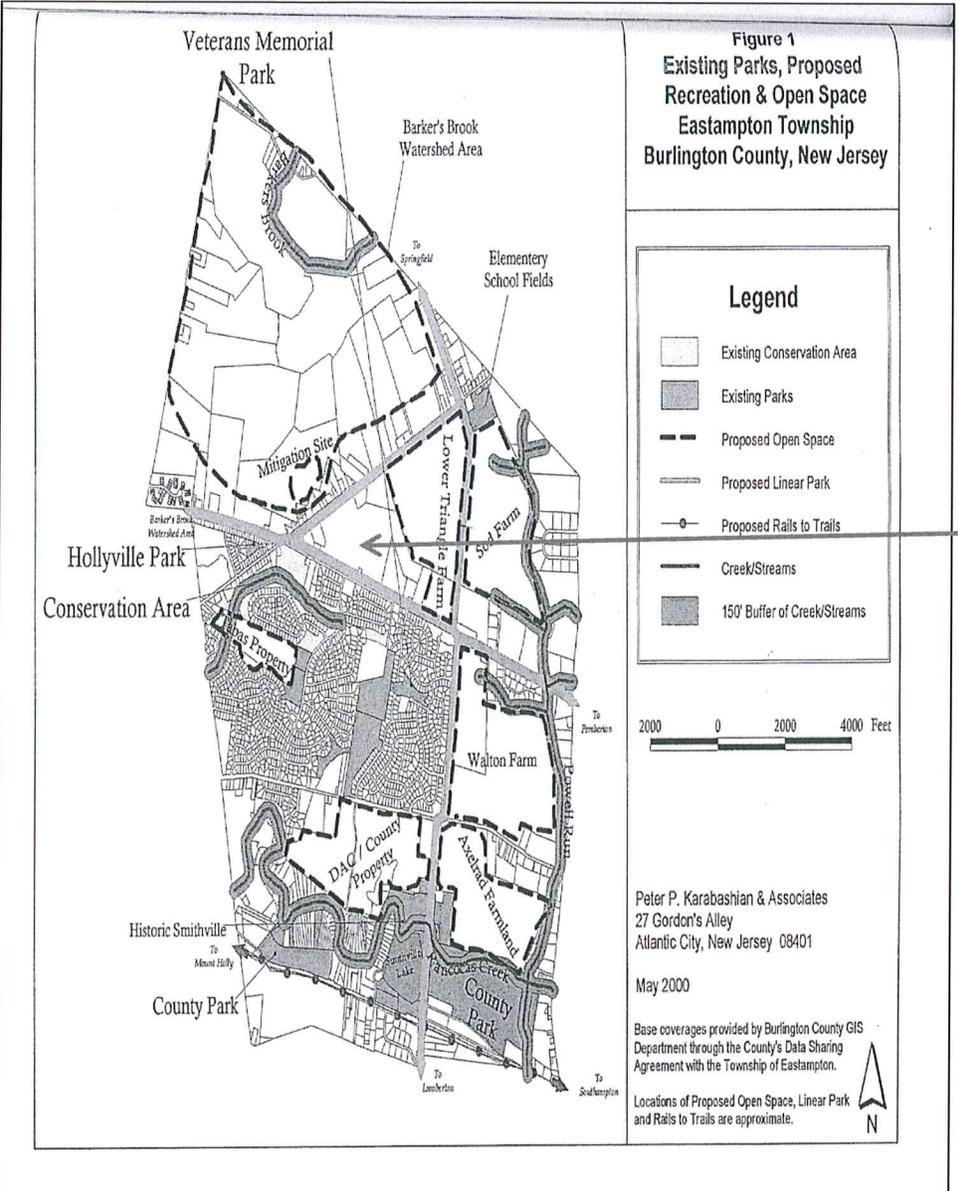
Planning Background Relevance of “Funded & Unfunded Open Space”



Discussion of items to be considered in accepting GA funding for all open space.

Lots 2.07 & 2.08 Not Designated for Open Space

Planning Background



Township encouraged development in areas with access to utilities.

Any hurdles to developing 20 acres can be negotiated.