

**EASTAMPTON TOWNSHIP COUNCIL  
REGULAR SESSION MINUTES  
August 14, 2006, 7:30 p.m.**

**Call to Order**

Mayor Hartman called the meeting to order at 7:30 p.m.

**Pledge to the Flag**

**Opening Statement**

Notice of this meeting was published in the Burlington County Times on January 6, 2006. Notice was posted on the Municipal Bulletin Board and sent to the Courier Post for information.

**Roll Call**

Present: Mr. Renzulli, Mr. Nagler, Ms. Russomanno, Mr. Paneque and Mr. Hartman

Also Present: Township Manager, Scott Carew, Township Solicitor, Eileen Fahey and Township Clerk, Linda Peryer

**Perfect Attendance Proclamation to Danielle Besko - Mayor Hartman**

Mayor Hartman read the proclamation to proclaim the week of August 14 as Danielle Besko week. Ms. Besko maintained perfect attendance from kindergarten through her senior year.

**Township Manager's Report**

Manager Carew explained the contract for solid waste management and will be discussing contract extensions as the Township bids the next contract. In discussing the extension and future bid specifications with Waste Management. It was determined that the Township could realize great cost savings by doing the waste collection on the Township's private roads. It is costly because Waste Management must use special equipment to get down the narrow roads. The Township is looking at a 13-yard truck to purchase to be able to take over the collection on privately owned roads. Manager Carew has discussed this matter with Richard Parks, Chief Mingin and it can be done with one more full-time staff member. The cost should be around \$100,000.00 for the truck. The minimum savings would be \$10,000.00 and the maximum would be \$22,000.00. The Township is still involved in the 18-town regional project which won't be up and running for approximately two years.

The Township received a check for \$800,000.00 from Green Acres and was also awarded \$300,000.00 for this year which is less than what the Township has been receiving, but is the standard award that every municipality will be receiving. The \$800,000.00 was for 2004 and 2005. Chief Mingin and Mr. Carew are still trying to figure what the cost savings will be on the open space tax. The money will go into the Open Space Trust Fund. Manager Carew will have a definitive number at the next meeting.

Mr. Carew has been speaking to Edward Kensler, the full-time Fire Chief for Florence Township and a resident of Eastampton Township, relative to being the new Emergency Management Coordinator. Manager Carew will sit down with him this week. Manager

Carew was also told that Mr. Kensler is an excellent grant writer which is a big part of the job. Mr. Kensler has been endorsed by our police lieutenant as well as the fire \_\_\_\_\_. Councilman Paneque commented that this is a volunteer position.

ERI went out for quotes and had set last Thursday with the due date for the crosswalk at Woodland Road. They received one quote, which was a day late, for a ridiculous amount of money. Mr. Carew has been on a search for a contractor and in the meantime has spoken with the County who agreed that they will pick up the cost of signage and striping. With the new specs in place, the same contractor put in a bid that is high but reasonable for the masonry work. Mayor Hartman asked if this contractor has done work for the Township before. Manager Carew stated that he hasn't but he has done work for other Townships.

Councilman Renzulli asked why the Township needs 15 feet of curb. Manager Carew stated that there is an island there now. Councilman Renzulli stated that all that is needed is striping and signs but regulatory measures mandates the 15 foot of curb.

The light at Student Drive was to be awarded last Friday. The County stated that it is number one on their list and will have it up by the first day of school or at least within two weeks after the start of school.

Manager Carew met with the engineers regarding the road improvement program. He further explained that there is some equipment that the Township is going to purchase now since the Capital Budget is available. The largest chunk of that will go to have portions of roads completely re-done. They will start out with \$100,000.00 worth of projects. Manager Carew stated that there is a CDBG Grant coming for \$85,000.00 worth of additional work. Butternut Court is number one on the list as well as portions of Northumberland and Nottingham. Manager Carew would like to go out to bid some time in September which gives Nancy Jamanow time to put the bid specifications together.

ERI has a priority based on the conditions of the roads and Manager Carew has revised it relative to the amount of traffic on the roads. Carol Court and Hampton Drive are also high on the list, but the Township will apply for a CDBG Grant next year to get those two roads done.

Councilman Renzulli asked Manager Carew to look into seeing if other towns are going out to bid as there may be a shared benefit.

### **Sharbell Development.**

Tom Troy of Sharbell Development gave a brief summary of the Developer's Agreement with Exhibits. He explained that they will be doing a reconstruction of Student Drive consisting of 900 feet and that the second element is the community building at the park at Knightsbridge. Mayor Hartman asked if the sales trailer will be separated from the construction trailer at the project site. Mr. Troy stated they would be. Mr. Troy explained that there will be five village homes, 22 single-family homes and 19 townhomes located in five three-unit building and one four-unit building. He stated that there will also be one condominium building with a total of 24 units. The mixed-use building which will be retail and commercial use as well as nine age-restricted units above the commercial use. The total residential units for the project is 79.

Councilman Paneque asked if the commercial was retail or offices. Mr. Troy explained that it is geared more for the retail. Councilman Paneque asked how many commercial tenants there will be. Mr. Troy stated eight or nine, possibly six depending on the square footage

each tenant needs but it would be geared towards neighborhood services.

Councilman Paneque questioned the payment for the Township permits. Mr. Troy explained that it makes more sense for Sharbell to take care of soft costs for the recreation building. The Township is also responsible for the electrical connections, etc. Mr. Troy explained the plan as it relates to Plan the Land. He explained that the mixed-use building creates a gateway from the East into the Township. Mr. Troy pointed out the alleys on the plan.

Councilman Renzulli stated that he read the Developer's Agreement in great detail and it was done very well. Mr. Troy said his hope is to make some dust in the next couple of weeks.

Councilman Paneque asked if the Perez's are moving out. Mr. Troy stated that they are not acquiring that house. He stated that these are ready to close on the property by the end of the week and to begin by September.

Walt Tafe asked how this project compares to Plainsboro. Mr. Troy explained that project had a much more concentrated commercial mixed-use. He stated that there are similarities in the projects. Mr. Tafe stated that the Plainsboro piece is beautiful.

Al Brusco asked about the bicycle path and coffee shops and walking paths that were discussed in the past. It was explained that that is included in the whole plan and this particular project is just a piece of the plan.

Mr. Troy thanked Council.

Motion by Councilwoman Russomanno, seconded by Councilman Nagler to approve Resolution 2006-96 approving Developer's Agreement with Sharbell. Upon roll call vote, all voted in the affirmative.

### **Public Comments**

Mr. Brusco thanked Councilman Nagler and Manager Carew for the clarification relative to the article that was in the paper stating that there were 244 houses proposed for the Sharbell project. Councilman Paneque stated that it is not unusual for the newspaper to get information wrong.

Mayor Hartman appreciated the concern.

Mayor Hartman closed to the public at 8:30 p.m.

### **Acceptance of Current Year Minutes**

Motion by Councilman Paneque, seconded by Councilwoman Russomanno to accept the following Minutes:

- Eastampton Safety Committee - April 20, 2006
- Eastampton Township Land Use Planning Board - May 17, 2006

All voted in the affirmative.

### **Approval of Current Year Minutes**

Motion by Councilman Renzulli, seconded by Deputy Mayor Nagler to approve the following Minutes:

- July 10, 2006 Regular Session
- July 10, 2006 Closed Session

All voted in the affirmative.

### **Acceptance of Departmental Reports (June 2006)**

Motion by Councilman Paneque, seconded by Deputy Mayor Nagler to accept the following Reports for June 2006:

Township Clerk	Tax Collector
Treasurer	Public Works
Assessor	
Court	Police
CCO	

All voted in the affirmative.

### **Acceptance of Departmental Reports (July 2006)**

Motion by Councilwoman Russomanno, seconded by Councilman Paneque to accept the following Reports for July 2006:

Township Clerk	Tax Collector
Treasurer	Public Works
Assessor	Construction Official
Court	Police
CCO	

All voted in the affirmative.

### **Resolutions (Consent)**

Manager Carew briefly summarized each of the Resolutions and the installation of the finance software. He described the pros of the Edmunds System which will be wholly converted over by January 1.

Motion by Councilman Paneque seconded by Deputy Mayor Nagler to adopt the following Resolutions:

2006-95	Authorize Sale of Unused Personal Property
2006-96	Approve Corrective Action Plan for 2005 Audit
2006-97	Authorize Execution of Agreement Between the Township of Eastampton and County of Burlington for Flashing Beacon at Mount Holly-Jacksonville Road (CR628) and Oxmead Road
2006-98	Authorize Public Auction of Abandoned Vehicles

2006-99	Authorize Sale of 1995 Ford F-700
2006-100	Approve Settlement Agreement with Unifirst Corporation
2006-101	Approve Septic System Application for Compass Road, LLC Subject to Certain Conditions
2006-102	Approve Septic System Application of Gerald Mingin Subject to Certain Conditions

All voted in the affirmative.

Motion by Deputy Mayor Nagler, seconded by Councilwoman Russomanno to adopt Resolution 2006-103 Amending Capital Budget. Upon roll call vote all voted in the affirmative.

Motion by Councilman Renzulli, seconded by Councilwoman Russomanno to adopt Resolution 2006-104 for downpayment for 2006-08 through and Emergency Resolution. Upon roll call vote all voted in the affirmative.

Motion by Councilman Renzulli, seconded by Councilwoman Russomanno to adopt Resolution 2006-105 Authorizing Extension of Contract for Solid Waste Collection Services with Waste Management, Inc. Upon roll call vote all voted in the affirmative.

### **Introduction of Ordinances and Set Public Hearing for September 11, 2006**

Ordinance 2006-07 was discussed as it relates to recreational uses which would be a non-profit and non-taxable unit. Solicitor Fahey stated that Council can adopt the ordinance with the person making motion to amend the Ordinance to delete Section 103-21.1A.

Motion by Councilman Renzulli, seconded by Deputy Mayor Nagler to adopt Ordinance 2006-07 An Ordinance of the Township of Eastampton to Rezone Block 700, Lots 1 through 7 on first reading, and to set the public hearing for September 11, 2006, as amended by deleting Seciton 103.21.1A of the Township Code in its entirety and replacing it with "Permitted principal and accessory uses. The permitted and accessory uses shall be as set forth in Section 103-21.". Upon roll call vote all voted in the affirmative.

Motion by Councilwoman Russomanno, seconded by Councilman Paneque to adopt 2006-08 A Bond Ordinance of the Township of Eastampton Providing for The Purchase of a 13 Yard Trash Compactor by the Township of Eastampton and Appropriating One Hundred Ten Thousand Dollars (\$110,000.00) Therefor and Authorizing the Issuance of Bonds and Notes in the amount of \$104,500.00 on first reading and to set the public hearing for September 11, 2006. Upon roll call vote, all voted in the affirmative.

### **Bill List**

Motion by Deputy Mayor Nagler, seconded by Councilwoman Russomanno to

approve the August 2006 Bill List. All voted in the affirmative.

## **Old Business**

None.

## **New Business**

Motion by Councilman Paneque, seconded by Councilwoman Russomanno to approve closure of Dawn Drive for a block party requested by Anthony Khan on August 19, 2006. All voted in the affirmative.

## **Committee Reports**

Land Use Planning Board - Mayor Hartman advised that the meeting will be held this Wednesday night.

Environmental Commission - Councilman Paneque advised that there was no meeting due to lack of quorum.

Route 206 Study - Councilman Paneque advised that he did not attend the last meeting.

Economic Development Advisory Committee - Councilwoman Russomanno advised that there was no meeting.

Parks and Recreation Committee - Councilman Renzulli reminded everyone that movie nights are every other Thursday night. He explained that there is a diverse set of movies and diverse set of crowds. The last concert series is next Thursday and he looks forward to seeing everyone there. Councilman Renzulli advised that the movies and concerts have been a tremendous success. Fun day is September 23.

## **Comments**

Manager Carew had a meeting with the Construction Department and the School Construction team to settle some issues which he is happy to report have finally been put to bed. Regan Young deserves the credit for getting everyone in the same room at the same time. Steve Murray has handled himself in the most professional way. The two groups developed a system for mass communication so that everyone is receiving the same information at the same time.

Deputy Mayor Nagler stated that Pack 30 has approached him relative to using the Manor House to store Pack 30 equipment for a short period of time because the person that housed the equipment for them has been relocated with the military. Deputy Mayor Nagler advised that due to some employee dissatisfaction with the place that the stuff is stored, they will be moving their belongings out of the Manor House.

It was made known that there is an Eagle Scout Project to renovate a shed that the Township has at Cliver that could be offered to the Pack. Councilman Renzulli stated that Rich Parks uses that building so it must be cleared with him. Councilman Renzulli would also like to share the building with the Pack for Township Recreation equipment.

Motion by Councilman Paneque, seconded by Councilwoman Russomanno to adopt Closed Session Resolution 2006-106 at 9:10 p.m. to discuss matters relating to privilege, the purchase lease or acquisition of real property. All voted in the affirmative.

Regular Session was reconvened at 9:22 p.m.

**Adjournment**

Motion by Deputy Mayor Nagler, seconded by Councilwoman Russomanno to adjourn at 9:20 p.m. All voted in the affirmative.

Respectfully submitted,

Linda M. Peryer, RMC  
Township Clerk

CLOSED SESSION RESOLUTION  
AUGUST 14, 2006

Closed session at 9:10 p.m. relative to the purchase of the squad building and the draft agreement that was received. The Commissioners will be discussing this at their September meeting. The squad is dragging their feet.

They can lease the building and pay the mortgage. Mr. Renzulli reminded everyone that we are not in the landlord business and we are doing what we do to save the taxpayers money.

Eileen will put a letter together stating the maintenance issues must be addressed in the lease.

Respectfully submitted,

Linda M. Peryer, RMC  
Township Clerk