

**TOWNSHIP OF ROBBINSVILLE COUNCIL**  
**Regular Meeting**  
**October 8, 2015**

**CALL TO ORDER**

The regular meeting of the Township Council of the Township of Robbinsville was called to order on October 8, 2015 at 7:01 p.m. at the Court Facility located in Robbinsville. Mr. Witt, Council President, presided over the meeting.

**ROLL CALL**

The call of the roll showed the following to be present: Council President Witt, Council Vice President Ciaccio and Council Members Boyne and Calcagno. Council Member McGowan arrived at 7:04 p.m. Also present were: Chief Financial Officer Bauer, Township Engineer McGough, Public Works Director Colarocco, Recreation Director Barker, Public Information Officer Nalbone, Attorney Roselli, and Municipal Clerk Seigfried. Mayor Fried arrived at 7:03 p.m.

**SUNSHINE STATEMENT**

The Municipal Clerk read the following statement: Adequate notice of this meeting has been provided as required under Chapter 231, P.L. 1975, specifying the time and place, with such notices being sent to the Times of Trenton and the Trentonian and being posted on the Municipal Building Public Notice Bulletin Board.

**PLEDGE OF ALLEGIANCE**

The Township Council members present led the public in the salute to the flag.

**APPROVAL OF MINUTES:**

Regular Meeting – September 24, 2015

Mr. Boyne offered a motion to approve the above meeting minutes. The motion was seconded by Ms. Ciaccio.

**ROLL CALL:**

AYES: Boyne, Calcagno, Ciaccio, Witt,  
NAYS: None  
ABSENT: McGowan

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

**REPORTS OF COUNCIL MEMBERS**

Mr. Calcagno said there is a Senior Advisory meeting on October 20<sup>th</sup>.

Ms. Ciaccio said the Tomm May Run will be this Saturday at 8:30 a.m. She said the Robbinsville Municipal Alliance for the Prevention of Substance Abuse is having the Fishing Derby on Saturday, October 17<sup>th</sup> at 7:30 a.m.

Mr. Colarocco said there was an auction of surplus of municipal property and we took in \$41,000.

Ms. McGowan arrived at 7:03 p.m.

Mayor Fried arrived at 7:04 p.m.

Mr. Witt said the Iron Crane Wing Chun Kung Fu Academy just opened up in town. He said it they teach a defense-oriented martial art.

Ms. McGowan said there was an Economic Development Committee meeting last night and they discussed having a town-wide business decorating contest for the holidays which will be announced in mid-November. She said voting will start the day of the Christmas Tree Lighting and the winner will be announced on December 14<sup>th</sup>. She said the Second Annual Business Awards will be Thursday, November 5<sup>th</sup> at the Robbinsville High School.

#### REPORTS OF BUSINESS ADMINISTRATOR/MAYOR

Mayor Fried said he attended a meeting with the tenants of Foxmoor Shopping Center. He said they are very frustrated because they have a lot of repairs, Rite Aid is leaving, the roof is leaking and they don't get calls back from the landlord. He said they talked about getting an attorney. He said he spoke to the landlord's son about a year ago and he said the property was left to him by his father and he was in the process of taking it over. Mayor Fried said he was called to the property two weeks ago and the father was there. He said Sam Marrazzo is interested in doing something with the property if we were to put it in redevelopment and declare a redeveloper. Mr. Witt asked about condemnation and Mayor Fried said that can be included in the redevelopment. He said the tenants will be sending a letter asking to put it in redevelopment or they are going to have to leave. He said we have to move forward with this so the businesses know we are trying to help them, otherwise they will move out. He said we have money in the budget for it.

Ms. McGowan said we could do a resolution to allow Stuart Wiser to move forward.

Further discussion occurred.

Mr. McGough said the only criteria that it is going to meet, is the one on blight. He said Mr. Wiser's contract is for general redevelopment services, so you can have him to do a study to see if it qualifies. He said the first step is to have a planner look at the property to see if it meets the criteria.

Mr. Roselli explained the process.

Ms. McGowan asked when we order an appraisal. Mr. Roselli said it depends what you want to do.

Council agreed to have the preliminary assessment done.

Mr. McGough said the appraisals will not be expensive.

Ms. McGowan said the Robbinsville section has a high vacancy rate.

Mr. McGough explained how the shopping center is divided between Hamilton and Robbinsville. He said he will talk to Mr. Wisner.

#### PUBLIC PARTICIPATION

Ms. Noushin Kanani, 806 Cypress Street, asked what is going on with affordable housing.

Mayor Fried said the town is in litigation.

Mr. Roselli said we filed a complaint seeking relief and immunities against builder's remedies and he explained the process in court.

Mr. Witt said we are one of the only towns that got our third round approved.

Mr. Roselli said Robbinsville has been very proactive. He said these issues are still being litigated. He explained further.

Ms. Kanani said she attended a township meeting in Edison and two other towns. She said they said they are out of land to build on and are talking about possibly building in towns that still have land to build on, like Robbinsville.

Mayor Fried said this is serious and it is our number one priority. He said the Township has done a very good job of affordable housing. He said ten percent of our town is affordable and this is a complete failure of the legislature for not passing a good law and also the administration for allowing this to be decided by the court. He said they are going to circumvent zoning laws and master plans.

Ms. Kanani asked what the residents can do. Mayor Fried said write your legislators a letter and call them.

Mr. Roselli said there is a legislator fix and they could act and resolve this instead of putting it back on the municipalities. He said it is a problem for every town's budget because they have to pay professionals and court's professionals.

Mr. Witt said the answer is to write to the legislators.

There being no one further from the public wishing to speak, Mr. Boyne offered a motion to close the public participation portion of the meeting. The motion was seconded by Ms. McGowan.

There being five (5) ayes and no nays, the public participation portion of the meeting was declared closed.

#### ORDINANCES – PUBLIC HEARING

##### Ordinance 2015-22

This being the time and place for a public hearing on a "BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$2,035,000 FOR FUNDING THE ACQUISITION OF REAL PROPERTY AND CONSTRUCTION AND FURNISHING OF A BUILDING FOR

USE AS MUNICIPAL OFFICES IN AND BY THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY AND AUTHORIZING THE ISSUANCE OF \$1,933,250 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING PART OF THE APPROPRIATION,” Mr. Witt opened the meeting for comments from the public.

There being none, it was moved by Ms. Ciaccio and seconded by Mr. Boyne to close the public hearing.

ROLL CALL:

AYES: Boyne, Calcagno, Ciaccio, McGowan, Witt

NAYS: None

The motion carried.

It was moved by Mr. Boyne and seconded by Ms. McGowan to adopt the Ordinance.

ROLL CALL:

AYES: Boyne, Calcagno, Ciaccio, McGowan, Witt

NAYS: None

There being five (5) ayes and no nays, the ordinance was declared adopted.

#### CONSENT AGENDA

Mr. Roselli said Joe Mutinsky, a representative from Meadowbrook Commons, was in the audience.

The following resolutions were approved as the consent agenda:

<u>Resolution 2015-250</u>	Authorizing Disposition of Excess Public Property to West Windsor, New Jersey
<u>Resolution 2015-251</u>	Resolution Authorizing Reduction of Billable Sewer Units
<u>Resolution 2015-252</u>	Authorizing Developer’s Agreement-Meadowbrook Commons
<u>Resolution 2015-254</u>	Refund of Sewer Overpayment

Mr. Boyne offered the above items and moved their adoption. The motion was seconded by Ms. Ciaccio.

ROLL CALL:

AYES: Boyne, Calcagno, Ciaccio, McGowan, Witt

NAYS: None

There being five (5) ayes and no nays, the resolutions were declared adopted.

#### RESOLUTIONS

<u>Resolution 2015-253</u>	Refund of Tax Overpayment
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Ms. Ciaccio offered the above resolution and moved its adoption. The motion was seconded by Ms. McGowan.

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Witt  
NAYS: None  
ABSTAIN: Boyne

There being four (4) ayes, no nays and one (1) abstention, the resolution was declared adopted.

PAYMENT OF BILLS:

Current	4-01, 5-01	\$4,879,926.24
Sewer	4-07, 5-07	\$29,200.74
Capital	C-04	\$778,157.15
Grant	G-02	\$117,182.73
Other Trust	T-12	\$743,827.23
Animal Control	T-15	\$1,318.93
Recreation Trust	T-18	<u>\$5,493.22</u>
Total all funds		\$6,555,106.24

Ms. Ciaccio offered a motion that all bills found in order and correct be approved for payment. The motion was seconded by Ms. McGowan.

ROLL CALL:

AYES: Boyne (except for bill #6623), Calcagno, Ciaccio, McGowan, Witt  
NAYS: None  
ABSTAIN: Boyne (Bill #6623 only)

There being five (5) ayes, no nays and one (1) abstention as noted above, the bills were declared approved.

DISCUSSION ITEMS

Open Space

Mayor Fried said he would like to ask the Council to consider an increase to the open space tax on the ballot for the next general election. He said there are a lot of parcels in open space that we need to target, most importantly the golf course, which is now closed down. He said we need to make sure it does not turn into something we don't want and he would like to ask the voters to agree to increase the open space tax. He said he asked Ms. Bauer and Mr. Inverso to work on a recommendation of what they think that number should be and he will try and get it within the next month.

Mr. Boyne asked for an amortization schedule by year. Ms. Bauer said yes.

Ms. McGowan asked if this would involve the County or State. Mayor Fried said for the most part, it would be on our own. Ms. McGowan said she thinks the residents would be open to that.

Mr. Boyne said he does not think the taxpayers will like a tax increase but will be fine with it if it is for open space.

Mr. Calcagno said we already designated our open space plan and that there are things we have not discussed. He said we are trying to move forward on those things. He said there are opportunities here that we did not know would happen and we did not earmark that for residential development.

SECOND PUBLIC PARTICIPATION SESSION

There being no one from the public wishing to speak, Mr. Boyne offered a motion to close the public participation portion of the meeting. The motion was seconded by Ms. Ciaccio.

There being five (5) ayes and no nays, the public participation portion of the meeting was declared closed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:33 p.m.

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Ron Witt, Council President

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Michele Seigfried, Municipal Clerk