

**TOWNSHIP OF ROBBINSVILLE COUNCIL**  
**Regular Meeting**  
**February 25, 2016**

**CALL TO ORDER**

The regular meeting of the Township Council of the Township of Robbinsville was called to order on February 25, 2016 at 7:00 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 Calcagno and Council Members McGowan, Ciaccio and Schuberth. Also present were: Chief Financial Officer Bauer, Township Engineer McGough, Business Administrator Tozzi, Public Works Director Colarocco, Recreation Director Barker, Attorney Roselli, and Deputy Municipal Clerk Dupnak.

**SUNSHINE STATEMENT**

The Deputy 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.

**REPORTS OF COUNCIL MEMBERS**

Ms. Ciaccio said she and Ms. McGowan attended the "Coffee with a Cop" event on Tuesday. She said about 10 residents were there and got to know some of the police officers while expressing some of their concerns. She said she met Lee from Friendly's and he said he was hoping we could contact Hamilton Township and ask them if they would go into redevelopment for the Hamilton section of the shopping center.

Mr. Witt asked Mr. McGough if there was precedence for a part of a plaza in one jurisdiction and the majority of it in another.

Mr. McGough said he was unsure.

Further discussion occurred.

Ms. Ciaccio said someone from FunniBonz had to call the Police Department and our police department told him they will send someone, but it is really Hamilton Township.

Ms. Tozzi said we can do a shared service, but they would have to be willing and interested. Mr. McGough explained further.

Ms. McGowan said when someone purchases the entire project, and it is in redevelopment for three quarters of it, it is not like they will redo everything and just leave those stores undone.

Ms. Ciaccio said the berm is in Hamilton and we would have to work with them on that.

Mr. Schuberth said the budgeting conference at the New Jersey League of Municipalities was great. He said it was an affirmation of how well our town is run. He said Rite Aid had its Grand Opening and the store is beautiful. He said the Planning Board met on the 17<sup>th</sup> and the Fire Station will be building a storage structure on the property. He said there will be a reexamination of the Master Plan which happens every ten years.

Mr. Witt reported on the upcoming recreation events. He said there will be a Father/Daughter Dance on April 2<sup>nd</sup>, line dancing lessons on Thursdays starting tonight through March 31<sup>st</sup>, and Zumba classes will continue year round. He said the town is converting the Robbins House into a more useful structure for use with recreation events.

REPORTS OF BUSINESS ADMINISTRATOR/MAYOR

Ms. Tozzi said the State of the Township is the evening of April 13<sup>th</sup> at the Mercer County Boathouse. She said the Mayor has named Quilts for Comfort as the charity the Chamber will be donating money to. She said Quilts for Comfort will be using the Robbins House twice a week to do their quilts. She said they have made improvements and addressed maintenance issues.

Mr. Witt said the Irish Parade will be on March 19<sup>th</sup> this year.

Ms. Tozzi said the Coffee with a Cop event was sponsored by the Governor's Council in Association with the Municipal Alliance. She said the location and time will be adjusted next time they meet as to attract more residents.

Ms. McGowan said one man came in just to say thank you to the police for saving his life 13 years ago.

Ms. Tozzi said one of the things they are trying to educate parents on is underage drinking along with Parents Who Host Lose the Most campaign. She said Council will be seeing a proclamation on this campaign in May, which is prom month. She said the building project is three weeks delayed, but the steel is up.

Ms. McGowan asked about a letter they received from the Historical Preservation Office to the schools advising them that they were obligated to get permission prior to putting the building up for sale. She asked why the board attorney would tell them they did not have to comply.

Mr. Witt said he, Ms. Seigfried, and Mr. Roselli are putting together a summary of the process of what needs to happen.

Mr. Roselli said it is a question of whether or not the sale of the property impacts the district.

Further discussion occurred.

Mr. Roselli said he would call the school board attorney.

Mr. Calcagno asked if the County could add some rumble to the middle of the bypass curve to keep people in their lane. He said we need to ask the County to place a right turn lane off of 526 by Hutchinson.

Mr. McGough said he already asked and they denied it.

Further discussion occurred.

PUBLIC PARTICIPATION

Ms. Mary Homan, 1632 Old York Road, Allentown, asked about the timeline on the widening of Old York Road.

Ms. Tozzi said this issue is very important to us. She said there is a small group who will be meeting in the next few weeks, and the lead is our Township Engineer, Mr. McGough. She said we are not waiting until Christmas season to address it.

Mr. McGough said we put Amazon on notice that their shifts are not compliant with their Planning Board approvals.

Ms. Homan asked if the public will be able to attend the meetings.

Ms. Tozzi said they are not public meetings.

Ms. Homan asked if this is discussed at the Planning or Zoning Board meetings.

Mr. Calcagno said this is the best forum for this discussion.

Ms. Homan said that three out of the four houses are not privately owned. She asked who the owner of those houses is. Mr. McGough said two out of the five are owned by Matrix. Ms. Homan asked about the zoning of those homes. Mr. McGough said they are in the PDZ zone, which is the warehouse zone, so it could become commercial.

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

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

#### ORDINANCES – INTRODUCTION

##### Ordinance 2016-4

Mr. Schuberth offered a motion to introduce on first reading and have published according to law, “REFUNDING BOND ORDINANCE PROVIDING FOR THE REFUNDING OF PRIOR BONDS ISSUED BY THE TOWNSHIP OF ROBBINSVILLE, IN THE COUNTY OF MERCER, NEW JERSEY, APPROPRIATING NOT TO EXCEED \$6,350,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,350,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING THE COST THEREOF.” The motion was seconded by Ms. McGowan. The public hearing will be held on March 10, 2016.

##### ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

The motion carried.

#### ORDINANCES – PUBLIC HEARING

##### Ordinance 2016-3

This being the time and place for a public hearing on “AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, MERCER COUNTY, AMENDING THE CODE OF THE TOWNSHIP OF ROBBINSVILLE, SPECIFICALLY CHAPTER 2 ENTITLED, “ADMINISTRATION OF GOVERNMENT,” SECTION 2-47 ENTITLED, “DIVISION OF POLICE.” Mr. Witt opened the meeting for comments from the public.

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

##### ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

The motion carried.

It was moved by Ms. Ciaccio and seconded by Mr. Calcagno to adopt the Ordinance.

##### ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

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

#### CONSENT AGENDA

The following resolutions were approved as the consent agenda:

<u>Resolution 2016-72</u>	Discharge of Repayment Mortgage-9 Ashford Court
<u>Resolution 2016-73</u>	Refund of Tax Overpayment
<u>Resolution 2016-74</u>	Postponement of Mortgage-41 Wyndham Place
<u>Resolution 2016-75</u>	Authorizing Execution of Access Permit
<u>Resolution 2016-76</u>	Authorizing Tax Appeals
<u>Resolution 2016-77</u>	Authorizing Developer’s Agreement-Raajipo, LLC
<u>Resolution 2016-78</u>	Abolishing Citizen’s Energy Committee
<u>Resolution 2016-79</u>	Authorizing Sewer Recapture Agreement-Sharpbell

Mr. Roselli explained interest will be adjusted in the recapture agreement to reflect whatever interest we charge.

Ms. Ciaccio offered the above items and moved their adoption, as amended. The motion was seconded by Ms. McGowan.

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

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

RESOLUTIONS

Resolution 2016-80                      Emergency Temporary Appropriations

Ms. Ciaccio offered the above resolution and moved its adoption. The motion was seconded by Mr. Calcagno.

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

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

PAYMENT OF BILLS:

Current	5-01, 6-01	\$ 4,236,423.32
Sewer	5-07, 6-07	\$4,716.29
Capital	C-04	\$170,567.41
Grant	G-02	\$10,218.54
Plan Review	6-20	\$3,580.05
Inspections	6-21	\$5,715.20
Performance	6-22	\$96,762.99
Other Trust	T-12	\$53,144.41
Animal Control	T-15	\$300.00
Recreation Trust	T-18	<u>\$2,284.00</u>
Total all funds		\$4,583,712.21

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

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schuberth, Witt  
NAYS: None

There being five (5) ayes and no nays, the bills were declared approved.

PUBLIC PARTICIPATION

There being no one from the public wishing to speak, Mr. Schuberth 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.

DISCUSSION ITEMS

Redevelopment

Mr. Witt said the Planning Board approved the resolution to initiate the redevelopment study for Foxmoor.

Ms. Tozzi said the process was delayed because the bank took over the property and they needed to further understand the redevelopment process.

Council discussed it further and it was agreed that this is a positive step.

Mr. McGough said he had a meeting with the new owners and they were worried about declaring an area in need of redevelopment. He said we were declaring this an area in need of redevelopment because Pettinaro was not doing anything. He said when the Planning Board approves this proposal; this will not get you a redevelopment plan. He explained the process further.

Further discussion occurred.

Mr. McGough said if they object to the process and we continue it, we will lose. He said even if we win, they will tie it up in court for a long time.

Mr. Witt said he read Mr. Beckelman's report and it did not say it was borderline, and if they continue what they are doing, it is not advancing the process.

Further discussion occurred.

Mr. McGough suggested waiting until he sets up the meeting.

Mr. Witt asked if it would be appropriate for a member of Council to attend that meeting.

Mr. McGough said yes, and if Council decides to appoint liaisons for this project, he suggests two members who are not on the Town Center South project because it is still on-going.

Council agreed.

Further discussion occurred.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m.

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Ron Witt, Council President

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Michele Seigfried, Municipal Clerk