

TOWNSHIP OF ROBBINSVILLE COUNCIL
Regular Meeting
August 10, 2017

CALL TO ORDER

The regular meeting of the Township Council of the Township of Robbinsville was called to order on August 10, 2017 at 7:00 p.m. at the Municipal Building located in Robbinsville. Mr. Schuberth, Council President, presided over the meeting.

ROLL CALL

The call of the roll showed the following to be present: Council President Schuberth, Council Vice President Calcagno (participated via conference call) and Council Member McGowan. Council Member Ciaccio arrived at 7:30 p.m. Councilman Witt was absent. Also present were: Chief Financial Officer Bauer, Recreation Director Barker, Director of Public Works Colarocco, Administrator Tozzi, Lt. Polaski, Township Attorney Roselli, Associate Attorney Renaud, and Municipal Clerk Seigfried. Mayor Fried arrived at 7:04 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 – June 22, 2017
Executive Session – July 27, 2017

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

ROLL CALL:

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

There being three (3) ayes and no nays, the minutes were declared approved.

Special Meeting – July 13, 2017

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

ROLL CALL:

AYES: McGowan, Schuberth

NAYS: None

ABSTAIN: Calcagno

ABSENT: Ciaccio, Witt

There being two (2) ayes, no nays, and one (1) abstention the minutes were declared approved.

REPORTS OF COUNCIL MEMBERS

Ms. McGowan said the Economic Development Advisory Committee did not meet since they postponed their summer meetings. She said that National Night Out was a great event, but it was cut short due to the rain.

Ms. McGowan asked about restriping on Tindall Road. Ms. Tozzi said she thinks it's on the list and will get an update to Ms. McGowan.

Council Member Ciaccio arrived at 7:03 p.m.

Ms. Ciaccio thanked everyone for coming to the National Night Out.

Mayor Fried arrived at 7:04 p.m.

Mr. Schuberth said the Recreation Committee will host the first annual Food Truck Rally on September 16th at 3:00 p.m. at Community Park. He said Mr. Barker and his team are working hard and they will have live bands playing and a cheesecake truck coming.

Mr. Schuberth introduced Regina Arcuri, who is an Honorary Commander at the Maguire Joint Base in Lakehurst.

Ms. Regina Arcuri, 523 Walden Circle, said it was overwhelming to be in new municipal building and she's been to many Council Meetings where she has learned a lot. She encouraged everyone to come to Council meetings. She said there is a need of support from our communities, being that the base is a short distance from our Town, and great efforts should be made to make sure our service men and women are recognized and welcomed into our community. She said that if you see someone in uniform, or know someone serving, acknowledge them, as they are vitally important to our economy. She said the Joint Base is one of the largest employers in the State. She thanked everyone for allowing her to speak about what has happened this past year in her world.

Ms. Ciaccio reminded everyone that the Atlantic City Airshow is Wednesday, August 23rd.

Mr. Schuberth introduced Ms. Jayanthi Vilayanur of Enable, Inc., a non-profit based out of Princeton, who provide in-home support services for people with developmental disabilities who cannot take care of themselves.

Ms. Vilayanur said they are holding a grand fusion concert at the High School on Sunday August 20th at 3:00 p.m., Harmony for Peace. She explained the musicians that would be there along with a teacher coming from India. She said it is a two-hour show, and that this kind of show has never been done before. She encouraged every from the Township to attend.

Mr. Shashi Ari from Enable, Inc. said they have fourteen group homes and are considering at least three more that they would like to open in the next year. He said they also provide in-home support for people who cannot take care of themselves. He said they began an Intercultural program, and started performing small shows, which became very popular. He said they would appreciate any help they can get and are willing to give any help to any family from the Township who is in need. He thanked the Mayor and Council for allowing them to speak at the meeting.

Ms. McGowan said she has a sister-in-law in one of their group homes, and said they are wonderful. She said she would like to get involved with Enable, Inc.

REPORTS OF BUSINESS ADMINISTRATOR/MAYOR

Mayor Fried said we were honored to be able to host a combination of Princeton Hospital, University of Penn Hospital and CHOP who are partnering with the YMCA. He said they are hoping to be able to introduce a project on the south side of Town Center in several months, which they are very excited about. He said it will have a little aspect of recreation as well as the long awaited pool. He said it will also have an interesting world-class medical piece, which will make Town Center a destination. He said he was very interested in seeing the presentation from Nemesis. He said it is one of the first freight farms in New Jersey, which is a farm that is in a shipping container. He said the food grows vertically, and we plan on using it for our Meals on Wheels program, food for needy, and for senior programs. He said there is a company in Princeton donating the shipping container, if we can figure out how to build one on the inside.

Mr. Schubert said the Robbinsville Robotics Team has some of the most talented students in the state and is known as one of the best around. He said they are a top notch organization which also does some charitable work.

Members of the First Robotics Team reviewed their accomplishments and explained how they won the Indiana National.

Mr. Schubert presented Resolution A to the First Robotics Team.

RESOLUTION

Resolution 2017-178 Commending First Robotics Team Nemesis 2590

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

ROLL CALL:

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

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

PUBLIC PARTICIPATION

Ms. Betty Alfano, 832 Fourth Ave., said she doesn't have any good news and that the Mobile Home Park is a disaster area. She explained the problems she is having in the park and with the lease and said no one is doing anything about them.

Mr. Schuberth asked Mr. Roselli what would be appropriate to speak about tonight.

Mr. Roselli said the Town's intention is to condemn Mercer Mobile Home Park for purposes to put in our affordable housing plan.

Ms. Alfano said the Shady Rest Mobile Home Park in East Windsor has new owners who have fixed their roads and their sewers. She said it's very nice and the residents are very happy. She asked Mayor Fried about a rumor that he is turning the Mobile Home Park into condominiums.

Mayor Fried confirmed it is not true, and he explained the procedure to buy the park, including condemnation.

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

There being four (4) ayes and no nays, the public participation portion of the meeting was declared closed.

ORDINANCES – INTRODUCTION

Ordinance 2017-18

Ms. Ciaccio offered a motion to introduce on first reading and have published according to law, "AN ORDINANCE BY THE TOWNSHIP OF ROBBINSVILLE PURSUANT TO N.J.S.A. 40A:12-3 ET SEQ. AUTHORIZING THE PURCHASE OF 83 WYNDHAM PLACE TO BECOME A DEED RESTRICTED AFFORDABLE HOUSING UNIT." The motion was seconded by Mr. Calcagno. The public hearing will be held on August 24, 2017.

Ms. McGowan said she knows we are buying to meet our affordable housing criteria, but she wants to know why we are buying something in foreclosure that will be a long process and not some of the two bedroom, one bathroom units that are on the market for anywhere between \$140,000 - \$160,000.

Mr. Renaud said that he spoke to our Tax Assessor, Greg Busa, and he said the true market value for that unit is between \$195,000 and \$200,000. He said they have contacted the lender and the lender's attorney, and they assured us it wouldn't be a long process.

Ms. McGowan said she was only questioning it because she would hate to see us overpay for something. She said the market value is different from what the unit is assessed at.

Mr. Schuberth said the authorization is for \$210,000, which also includes the closing costs.

Ms. McGowan said that she would rather use the money to buy two units rather than one. Mr. Renaud said that someone who was in foreclosure contacted the Township to step in, and we believe due to our affordable housing settlement, it is in the best interest of the Township. He said we are helping someone in foreclosure to avoid a large judgement on them and adding to our affordable housing units.

ROLL CALL:

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

There being three (3) ayes, no nays, and one (1) abstention the motion carried.

Ordinance 2017-19

Ms. Ciaccio offered a motion to introduce on first reading and have published according to law, “AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE ACCEPTING DEEDS OF DEDICATION FOR RIGHT OF WAY FROM WASHINGTON VILLAGE, LLC FOR A PORTION OF LOT 73, BLOCK 1 AND LOT 70, BLOCK 1.” The motion was seconded by Mr. Calcagno. The public hearing will be held on August 24, 2017.

ROLL CALL:

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

There being four (4) ayes no nays the motion carried.

Ordinance 2017-20

Ms. Ciaccio offered a motion to introduce on first reading and have published according to law, “AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE RELEASING AND DISCHARGING A RIGHT OF WAY DEDICATION PROVIDED BY WASHINGTON VILLAGE LLC OVER A PORTION OF PROPERTY THAT IS DESIGNATED AS LAKE DRIVE.” The motion was seconded by Mr. Calcagno. The public hearing will be held on August 24, 2017.

ROLL CALL:

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

There being four (4) ayes and no nays the motion carried.

ORDINANCES – PUBLIC HEARING

Ordinance 2017-16

This being the time and place for a public hearing on “AN ORDINANCE OF THE TOWNSHIP OF ROBBINSVILLE, COUNTY OF MERCER, NEW JERSEY, REPEALING SECTION 142-19C(3)OF THE CODE OF THE TOWNSHIP OF ROBBINSVILLE,” Mr. Schuberth opened the meeting for comments from the public.

Mr. Mike Moreken, 55 Sharon Road, E22, asked, instead of having so many different subcommittees, could we just keep it all under the heading of Town Center. Ms. Ciaccio explained that the Planning Board had a subcommittee and now it's not needed any more.

There being no further comments, it was moved by Ms. Ciaccio and seconded by Ms. McGowan to close the public hearing.

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schubert

NAYS:None

ABSENT: Witt

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

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

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schubert

NAYS:None

ABSENT: Witt

There being four (4) ayes and no nays, the ordinance was declared adopted.

Ordinance 2017-17

This being the time and place for a public hearing on “AN ORDINANCE AN ORDINANCE AUTHORIZING THE ACQUISITION FOR AFFORDABLE HOUSING PURPOSES OF CERTAIN REAL PROPERTY LOCATED AT 1090 US ROUTE 130 IN THE TOWNSHIP OF ROBBINSVILLE, DESIGNATED AS LOTS 58.01 AND 59.01 IN BLOCK 1 ON THE ROBBINSVILLE TOWNSHIP TAX MAP,” Mr. Schubert opened the meeting for comments from the public.

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

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schubert

NAYS:None

ABSENT: Witt

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

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

ROLL CALL:

AYES: Calcagno, Ciaccio, McGowan, Schubert

NAYS:None

ABSENT: Witt

There being four (4) ayes and no nays, the ordinance was declared adopted.

CONSENT AGENDA

The following resolutions were approved as the consent agenda:

- Resolution 2017-179 Authorizing Contract for Door Access/Alarm System Upgrade in Municipal Bldg.
- Resolution 2017-180 Professional Services, Engineer – Resurfacing of Richardson Road
- Resolution 2017-181 Reallocation of Capital Ordinance Funds
- Resolution 2017-182 Special Event Permit – BAPS events
- Resolution 2017-183 Professional Services Agreement – Land Acquisition Attorney, Mason, Pierson
- Resolution 2017-184 Amending Professional Services Agreement – Dasti, Land Acquisition
- Resolution 2017-185 Amending Resolution 2012-82, Providing Commitment to Fund Updated Affordable Housing Spending Plan
- Resolution 2017-186 Professional Services Agreement – Traffic Study, Maser
- Resolution 2017-188 Approving Affordability Assistance to Project Freedom
- Resolution 2017-190 Urging the State Legislature to Extend the 2% Cap on Police and Fire Arbitration for Contract Awards
- Resolution 2017-191 Payment In Lieu of Taxes – Eden Autism
- Resolution 2017-193 Amending Professional Services Agreement – Affordable Housing Attorney

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

ROLL CALL:

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

There being four (4) ayes and no nays, the resolutions were declared adopted.

RESOLUTIONS

- Resolution 2017-187 Approving Agreement with Community Options for Provision of Affordable Housing Units

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

ROLL CALL:

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

There being three (3) ayes, no nays, and one (1) abstention the resolution was declared adopted.

- Resolution 2017-189 Authorizing Executing of Jurisdictional Agreement w/ NJ Turnpike Authority re: New Improvements at NJ Turnpike & Road Crossings of West Manor Way and Gordon, Sharon, Windsor Edgebrook & Perrineville Roads

Mr. Schuberth asked Mr. Roselli to explain the jurisdictional agreement with the Turnpike. Mr. Roselli said that because of the expansion of the Turnpike, there were modifications and improvements made to the two bridges in Robbinsville. He said that all this is saying is that the Township is responsible for everything on our side leading up to and meeting the bridges.

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

ROLL CALL:

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

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

Resolution 2017-192 Approving Developer's Agreement for Matrix/PPF Industrial 18 Applegate Drive LLC

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

ROLL CALL:

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

There being three (3) ayes, no nays, and one (1) abstention the resolution was declared adopted.

PAYMENT OF BILLS:

Current	6-01, 7-01	\$ 6,467,327.09
Sewer	6-07, 7-07	203,378.83
Sewer Capital	C-08	2,015,000.00
Capital	C-04	16,221,843.68
Grant	G-02	4,243.66
Plan Review	7-20	27,919.81
Inspections	7-21	4,926.79
Performance	7-22	18,764.27
Maintenance	7-23	0.00
Other Trust	T-12	508,712.28
Revolving Loan	T-14	0.00
Animal Control	T-15	1,231.02
Payroll	T-16	0.00
Recreation Trust	T-18	<u>41,572.21</u>
Total all funds		\$ 25,514,919.64

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

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

SECOND PUBLIC PARTICIPATION SESSION

Ms. Ciaccio thanked the Robotics Team for coming and staying for the meeting.

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

There being four (4) 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 7:52 p.m.

Dan Schuberth, Council President

Michele Seigfried, Municipal Clerk