

SPRINGFIELD TOWNSHIP  
WORKSESSION MEETING AGENDA  
JUNE 2, 2016  
7:30 PM

1. Meeting called to order by the Mayor
2. Reading of the Sunshine Notice
3. Salute to the Flag
4. Roll Call: Mr. Frank, Mr. Hlubik, Mr. Marinello, Mr. McDaniel, Mr. Sobotka
5. Resolutions

No. 2016-06-01 – Resolution Authorizing Execution of Amended and Restated Municipally Sponsored Affordable Housing Agreement with Habitat for Humanity, Burlington County, New Jersey affiliate, Inc. to Facilitate the Production of Affordable Housing at 2181 and 2185 Jacksonville-Jobstown Road (Block 1003, Lots 8 and 9)

6. Review of Department Reports
7. Review of Bills
8. Review Correspondence
9. Township Officials' Business
  - Approval of Raffle License - Burlington County 4-H Leaders Council Inc.
  - Approval of Amusement Games – Inners Amus. Co. Inc./dba Majestic Midways
10. Resolution No. 2016-06-01A- Resolution Approving Games for the Burlington County Farm Fair – July 19, 2016-July 24, 2016
11. Public Comment
12. Executive Session
13. Adjournment

**TOWNSHIP COUNCIL MEETING**  
**June 2, 2016**

The meeting of the Springfield Township Council was called to order by Mayor McDaniel with Council Members Anthony Marinello and Peter Sobotka present. Absent were David Frank and John Hlubik. Also present was Township Manager Mr. Keller.

The Sunshine Notice was read:

“Public notice of this meeting pursuant to the Open Public Meetings Act has been given by the Springfield Township Council in the following manner on January 10, 2016:

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, NJ
- b. Transmitting written notice to the Register News and the Burlington County Times
- c. Filing written notice with the Clerk of Springfield Township
- d. Mailing written notice to each person who has requested copies of the regular meeting schedule and who has prepaid any charges fixed for such services."

Mayor McDaniel led the salute to the Flag.

## **RESOLUTIONS**

Motion made by Mr. Sobotka and seconded by Mr. Marinello to approve Resolution No. 2016-06-01. Mr. Sobotka asked about the five year time frame and Mr. McDaniel responded that this allows the Township to find another partner if nothing is done by Habitat in five years. Mr. Sobotka also asked about who owns the property until the houses are built and it was discussed that the Township would turn over ownership on a lot by lot basis beginning 30 days after Board approvals. All were in favor. Motion carried.

### **RESOLUTION NO. 2016-06-01**

#### **RESOLUTION AUTHORIZING EXECUTION OF AMENDED AND RESTATED MUNICIPALLY SPONSORED AFFORDABLE HOUSING AGREEMENT WITH HABITAT FOR HUMANITY, BURLINGTON COUNTY, NEW JERSEY AFFILIATE, INC. TO FACILITATE THE PRODUCTION OF AFFORDABLE HOUSING AT 2181 AND 2185 JACKSONVILLE-JOBSTOWN ROAD (BLOCK 1003, LOTS 8 AND 9)**

**WHEREAS**, the Superior Court of New Jersey authorized the Township to expend money from Springfield's Affordable Housing Trust Fund ("AHTF") to acquire 2181 and 2185 Jacksonville-Jobstown Road (Block 1003, Lots 8 and 9) to facilitate the construction of affordable housing in IMO Township of Springfield, BUR-L-121-14 (Mount Laurel) conditioned upon (a) the Township entering into a Municipally Sponsored Affordable Housing Agreement with an affordable housing sponsor that is willing to build and sell the units to income qualified households, (b) the Township's preparation and adoption of an amended AHTF Spending Plan documenting the expenditure, and (c) approval of the amended AHTF Spending Plan by the New Jersey Council on Affordable Housing ("COAH"); and

**WHEREAS**, the Township has selected Habitat for Humanity, Burlington County, New Jersey Affiliate, Inc. ("Habitat") as the affordable housing sponsor that will build and sell the affordable homes which also provides its buyers with zero (0%) percent mortgage loans which will enable the Township to address its 30% "affordability assistance" obligation under COAH's rules; and

**WHEREAS**, an Amended and Restated Municipally Sponsored Affordable Housing Agreement between the Township and Habitat to facilitate the production of affordable housing on the two Jacksonville-Jobstown Road properties has been prepared and is on file for public review with the Township Clerk; and

**WHEREAS**, a February 2015 Amendment to the 2012 Amended AHTF Spending Plan which documents the trust account expenditure and allowed the Township to acquire the two Jacksonville-Jobstown Road lots and place them in "construction ready" condition is on file for public review with the Township Clerk; and

**WHEREAS**, the purpose of this Resolution is to (a) approve the Amended and Restated Municipally Sponsored Affordable Housing Agreement between the Township and Habitat and authorize its execution by the Mayor and Township Clerk, (b) to facilitate the conveyance of the Lots for nominal consideration at private sale to Habitat, (c) to facilitate the construction of at least two (2) for sale single family detached affordable housing units that meet COAH requirements so that the Township can obtain affordable housing credits against its fair share obligation and its 30% "affordability assistance" obligation under N.J.A.C. 5:97-8.6 and (d) to facilitate the realignment of Columbus-Jobstown Road to improve turning movements, sight distances and traffic safety.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Springfield, County of Burlington and State of New Jersey as follows:

A. The Mayor and Township Clerk are hereby authorized and directed to sign the Amended and Restated Municipally Sponsored Affordable Housing Agreement on behalf of the Township to facilitate the production of affordable housing during the third round.

B. The Mayor and Township Clerk are hereby authorized to sell Lots 2181 and 2185 located at Jacksonville-Jobstown Road (Block 1003, Lots 8 and 9) for nominal consideration to Habitat.

C. The Mayor, Township Manager and Township Attorney are authorized and directed to take such measures as may be necessary to enable the Township to address and satisfy its obligations under the Amended and Restated Municipally Sponsored Affordable Housing Agreement with Habitat to facilitate the construction of affordable housing on the two Jacksonville-Jobstown Road properties including, but not limited to:

1. Preparation of purchase contract with Habitat.
2. Commissioning demolition and site clearing and preparation to place the properties in "construction ready" condition for Habitat.
3. Order title insurance and related closing documents.
4. Working with the County to finalize the realignment of Columbus-Jobstown Road between the two properties to readjust the intersection with Jacksonville-Jobstown Road.
5. Preparation of all closing and conveyancing documents regarding the Township's conveyance to Habitat.
6. Preparation of such documents as may be necessary to (a) dedicate the realigned roadway between the two properties, and (b) vacate the segment of Columbus-Jobstown Road that is no longer necessary for public use once the roadway is realigned between the two properties.

## **REVIEW OF DEPARTMENT REPORTS**

Hold for next week.

## **REVIEW OF BILLS**

Council agreed to hold the bills until next week.

**REVIEW OF CORRESPONDENCE**

**TOWNSHIP OFFICIAL'S BUSINESS**

Mr. Sobotka made a motion seconded by Mr. Marinello to approve the Raffle License for Burlington County 4-H Leaders Council Inc. All were in favor. Motion carried.

Mr. Sobotka made a motion seconded by Mr. Marinello to approve the Amusement Game License of Inners Amus. Co. Inc./dba Majestic Midways. All were in favor. Motion carried.

Mr. Sobotka made a motion seconded by Mr. Marinello to approve Resolution No. 2016-06-01A. All were in favor. Motion carried.

**RESOLUTION NO. 2016-06-01A**

**A RESOLUTION APPROVING AMUSEMENT GAMES FOR THE BURLINGTON COUNTY FARM FAIR – JULY 19, 2016 – JULY 24, 2016**

WHEREAS, the Burlington County Fairgrounds Park is located at the intersection of Route 206 and Route 620 in the Township of Springfield; and

WHEREAS, the Burlington County Fairgrounds is the site of the annual Burlington County Farm Fair, to be held this year from July 19, 2016 through July 24, 2016; and

WHEREAS, the State Office of Amusement Games Control requires that the governing body of the municipality wherein amusement games are to be located approve the proposed site of such amusement games; and

NOW THEREFORE, BE IT RESOLVED that the Township Council of the Township of Springfield hereby approves of this proposed site, namely the Burlington County Fairgrounds, for the proposed stated aforesaid, subject to specific approval of each individual game, wheel or ride by the New Jersey Office of Amusement Games Control, and in compliance with all State, County and local regulations pertaining hereto;

BE IT FURTHER RESOLVED, that the following amusement applications have been approved by Township Council:

- Judith Wotasek
- Inners Amus. Co. Inc./dba Majestic Midways

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded to the NJ Office of Amusement Games Control.

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Mr. McDaniel stated that we got an email invitation for Sat June 18<sup>th</sup> for the Grand Opening of the Kinkora bike path.

Mr. McDaniel stated that we will have a special meeting on June 23, 2016 at 9 am for the award of the road project.

Mr. Marinello asked about the hole on Folwell Station Rd and Mr. Keller responded that Mr. Eggleston will repair it.

**PUBLIC COMMENT**

Motion made by Mr. Sobotka seconded by Mr. McDaniel to open public comment. All were in favor. Motion carried.

Hearing no comments, Mr. Sobotka a made a motion seconded by Mr. Marinello to close public comment. All were in favor. Motion carried.

Mr. Marinello asked about the tree at the annex and Mr. Keller responded that he did not see any trees laying on a fence there but would check again.

Mr. Sobotka made a motion seconded by Mr. Marinello to adjourn the meeting. The meeting was adjourned at 8:06 PM. All were in favor.

Respectfully submitted,

Patricia A. Clayton  
Township Clerk