

TOWNSHIP OF SPRINGFIELD
COUNCIL MEETING AGENDA
7:30 PM
JUNE 27, 2018

1. Meeting called to order by the Mayor McDaniel
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. Ordinances for Public Hearing:

No. 2018-03 – AN ORDINANCE OF THE TOWNSHIP OF SPRINGFIELD,
COUNTY OF BURLINGTON, STATE OF NEW JERSEY ADOPTING
A REDEVELOPMENT PLAN FOR BLOCK 902, LOTS 1 THROUGH
5; FAMILIARLY KNOWN AS A PORTION OF THE CHAMBER'S
CORNER REDEVELOPMENT ZONE.

6. Ordinances for First Reading:

No. 2018-04 – An Ordinance Amending the Township Code Regarding
Performance, Maintenance and Related Guarantees

7. Resolutions

2018-06-10 – Resolution of the Township of Springfield Designating
Springfield 206 Developers LLC Redeveloper of Block 902, Lots
1 through 4 in the Chamber's Corner Redevelopment Area

8. Monthly Reports Submitted for Approval
9. Unfinished Business
 - None
10. Correspondence
11. Public Comment*
12. Township Officials' Business
13. Adjournment

**TOWNSHIP COUNCIL MEETING
JUNE 27, 2018**

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

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 4, 2018:

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, NJ
- b. Transmitting written notice to the Burlington County Times and the Trenton 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.

ORDINANCES FOR PUBLIC HEARING

Motion made by Mr. Sobotka and seconded by Mr. Frank to open the public hearing on Ordinance No. 2018-03. All were in favor. Motion carried.

Hearing no comments, motion made by Mr. Marinello and seconded by Mr. Frank to close the public hearing on Ordinance No. 2018-03. All were in favor. Motion carried.

Motion made by Mr. Frank and seconded by Mr. Marinello to adopt Ordinance No. 2018-03.

Mr. Sobotka questioned the signage for handicap parking and it was discussed that it is regulated by the Federal Government through the New Jersey Uniform Construction Code. Mr. Sobotka asked if the County is required to have a Master Plan and Mr. Frank responded they are not required to have one and they do not have a Master Plan. Mr. Morris stated for the record that the Ordinance was sent to the Planning Board and it was found to be consistent with the Master Plan and Mr. McDaniel added that Council has been provided with a copy of the Planning Board Resolution.

Roll Call: Mr. Frank – yes; Mr. Marinello - yes, Mr. Sobotka – yes and Mr. McDaniel - yes.

ORDINANCE 2018-03

AN ORDINANCE OF THE TOWNSHIP OF SPRINGFIELD, COUNTY OF BURLINGTON, STATE OF NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 902, LOTS 1 THROUGH 5; FAMILIARLY KNOWN AS A PORTION OF THE CHAMBER’S CORNER REDEVELOPMENT ZONE.

WHEREAS, the Township Council of the Township of Springfield (“Township”) following referral to and upon recommendation of, the Springfield Township Planning Board (“Planning Board”), desires to adopt a Redevelopment Plan for certain areas in need of redevelopment at Block 902, Lots 1 through 5, within the Township of Springfield, Burlington County, New Jersey, (the “Chamber’s Corner Redevelopment Area”) which Plan has been prepared by Environmental Resolutions, Inc. dated June 14, 2018, which is incorporated herein and made a part hereof by reference; and

WHEREAS, the Planning Board has examined and considered the proposed Redevelopment Plan prepared by Environmental Resolutions, Inc. regarding the subject designated redevelopment areas; and

WHEREAS, the Planning Board conducted a public meeting on June 19, 2018, concerning the Plan, which was open to the public and where said Plan was explained and discussed and members of the public had an opportunity to pose questions and submit concerns; and

WHEREAS, the Planning Board has reported that the proposed Plan is consistent with the Township Master Plan and has recommended that the Plan be adopted by the Township; and

WHEREAS, the Plan, upon adoption by this Ordinance, is expected to facilitate

redevelopment/development of the subject redevelopment areas, and to provide new opportunities for the community.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED, by the Township Council of the Township of Springfield that, with the recommendation of the Planning Board to adopt the proposed Redevelopment Plan, such recommendation is accepted and the Plan is hereby adopted, including any necessary overlay zoning regulations contained therein.

BE IT FURTHER ORDAINED by the Township Council of the Township of Springfield that the Redevelopment Plan prepared by Environmental Resolutions, Inc. for the subject redevelopment areas, having been subjected to prior Notice and public hearing before the Council, be and hereby is adopted to govern the Chamber's Corner Redevelopment Area.

BE IT FURTHER ORDAINED, that the Redevelopment Plan prepared by Environmental Resolutions is site specific to Block 902, Lots 1 through 5 and that the Township Council will address specific regulations for the remainder of the Block and Lots within the Chamber's Corner redevelopment area as development plans and concepts are proposed in the future and the same will be incorporated into amendments to this redevelopment plan.

BE IT FURTHER ORDAINED that any prior Ordinances or Plans which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistencies.

BE IT FURTHER ORDAINED that this Ordinance shall become effective twenty (20) days following final passage and publication as required by law, as the Ordinance adopting the Redevelopment Plan for these designated areas, and zoning and redevelopment maps for the areas, as applicable.

ORDINANCES FOR FIRST READING

Mr. Frank made a motion seconded by Mr. Marinello to introduce Ordinance No. 2018-04 on first reading. Mr. Frank stated that this is needed to be in compliance with changes to the State Statute. All were in favor. Motion carried.

ORDINANCE 2018-04

AN ORDINANCE AMENDING THE TOWNSHIP CODE REGARDING PERFORMANCE, MAINTENANCE AND RELATED GUARANTEES

WHEREAS, the State Legislature has recently amended provisions of the Municipal Land Use Law at N.J.S.A. 40:55D-53 governing performance, maintenance and related bonds; and

WHEREAS, the Township Council desires to amend and update its existing Code provisions to be in accord with State statute and serve the best interests of the Township and its residents; and

WHEREAS, after introduction, this Ordinance shall be referred to the Township of Springfield Planning Board for review and comment pursuant to N.J.S.A. 40:55D-26.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Springfield, County of Burlington and State of New Jersey that the Township Code be and hereby is amended as follows:

Section 1. Chapter 164-21(E) shall be amended to read as follows:

“E. Performance guarantee. The developer, as a condition of final site plan approval, shall be required to post a performance guarantee in the amount of 120% of the cost of improvements as estimated by the Board engineer. For all such performance and maintenance guarantees, the developer shall adhere to the requirements established at Chapter 185-8 of the Township Code.”

Section 2. Chapter 185-8 of the Township Code entitled “Guarantees” is repealed and replaced to read as follows:

“§ 185-8. Guarantees and Inspection Fees

A. Required Guarantees; surety.

For the purpose of assuring the installation and maintenance of bondable land development improvements, as a condition of all final site plan, subdivision, and/or zoning permit approvals, the Board and/ or Zoning Officer shall require, as appropriate, and the Township Council shall accept, in accordance with the standards adopted hereinafter:

- (1) The furnishing of a performance guarantee in favor of the Township in an amount not to exceed 120% of the cost of the improvement, which cost shall be determined by the Township Engineer according to the method of calculation set forth in N.J.S.A. 40:55D-53.4 for any and all bondable items as permitted therein. The Township Engineer shall prepare an itemized cost estimate of the improvements covered by the performance guarantee, which itemized cost estimate shall be appended to each performance guarantee posted by the obligor.
- (2) The furnishing of a maintenance guarantee in favor of the Township in an amount not to exceed 15% of the cost of the improvement, which cost shall be determined by the Township Engineer according to the method of calculation set forth in N.J.S.A. 40:55D-53.4 for any and all bondable items as permitted therein.

- (3) The furnishing of a Temporary Certificate of Occupancy Guarantee in the amount of 120 percent of the cost of installing the remaining improvements required to be completed before the issuance of a permanent certificate of occupancy. The scope and amount of such a guarantee will be determined by the Township Engineer.
- (4) The furnishing of a Safety and Stabilization Guarantee to return the property to a safe and stable condition or to otherwise implement measures to protect the public from access to an unsafe or unstable condition. The amount of such a guarantee shall be \$5,000 where the overall bonded improvements are \$100,000 or less. Where the overall bonded improvements are \$100,000 or more, then the Township Engineer shall calculate the bond amount in accord with the following: \$5,000 for the first \$100,000 of bonded improvement costs, plus 2.5 percent of bonded improvement costs in excess of \$100,000 up to \$1 million, plus 1 percent of bonded improvement costs in excess of \$1 million.

B. Other governmental agencies.

In the event that other governmental agencies or public utilities will automatically own the utilities to be installed or the improvements are covered by a performance or maintenance guarantee to another governmental agency, no performance or maintenance guarantee, as the case may be, shall be required by the Township for such utilities or improvements.

C. Failure to perform; municipal completion.

If the required improvements are not completed or corrected in accordance with the performance guarantee, the obligor and surety, if any, shall be liable thereon to the Township for the reasonable cost of the improvements not completed or corrected, and the Township may either prior to or after the receipt of the proceeds thereof complete such improvements. Such completion or correction of improvements shall be subject to the public bidding requirements of the Local Public Contracts Law, N.J.S.A. 40A:11-1, et seq.

D. Conformance with municipal standards.

All improvements shall be in accordance with the design standards of the Township Code or as authorized by a design exception granted by the reviewing board and shall be subject to inspection and approval by the Township Engineer. The Township Engineer shall be notified 24 hours prior to the start of the various phases of the work, and if discontinued, shall again be notified when the work will be continued.

E. Release or reduction of performance guarantee.

- (1) Upon substantial completion of all required improvements, the obligor may request of the governing body, in writing, by certified mail addressed in care of the Township Clerk, that the Township Engineer prepare, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to this Chapter, a list of all uncompleted or unsatisfactorily completed improvements. If such a request is made, the obligor shall send a copy of the request to the Township Engineer. The request shall indicate which improvements have been completed and which improvements remain uncompleted in the judgment of the obligor. Thereupon the Township Engineer shall inspect all improvements covered by the obligor's request and shall file a detailed list and report, in writing, with the Township Council, and shall simultaneously send a copy thereof to the obligor not later than 45 days after receipt of the obligor's request.
- (2) The list prepared by the Township Engineer shall state, in detail with respect to each improvement determined to be incomplete or unsatisfactory, the nature and extent of the incompleteness of each incomplete improvement or the nature and extent of, and remedy for, the unsatisfactory state of each completed improvement determined to be unsatisfactory. The report prepared by the Township Engineer shall identify each improvement determined to be complete and satisfactory together with a recommendation as to the amount of reduction to be made in the performance guarantee relating to the completed and satisfactory improvement, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to this Chapter.
- (3) The Township Council, by resolution, shall either accept the improvements determined to be complete and satisfactory by the Township Engineer, or reject any or all of these improvements upon the establishment in the resolution of cause for rejection, and shall approve and authorize the amount of reduction or release to be made in the performance guarantee relating to the improvements accepted, in accordance with the itemized cost estimate prepared by the Township Engineer and appended to the performance guarantee pursuant to this Chapter. This resolution shall be adopted not later than 45 days after receipt of the list and report prepared by the Township Engineer. Upon adoption of the resolution by the Township Council, the obligor shall be released from all liability pursuant to its performance guarantee, with respect to those accepted improvements, except for that portion sufficient to secure completion or correction of the improvements not yet accepted; provided that 30% of the amount of the performance guarantee posted may be retained to ensure completion and acceptability of all improvements. If any portion of the required improvements is rejected, the Township shall require the obligor to complete or correct such improvements, and, upon completion or correction, the same procedure of notification, as set forth in this section, shall be followed.

F. Inspection Fees.

The obligor shall reimburse the Township for all reasonable inspection fees paid to the Township Engineer for the foregoing inspection of improvements; provided that the municipality may require of the developer a deposit for the inspection fees in accordance with § 185-8(I).

G. Phasing in sections.

In the event that final approval is by stages or sections of development pursuant to Subsection a of Section 29 of P.L. 1975, c. 291 (N.J.S.A. 40:55D-38), the provisions of this section shall be applied by stage or section.

H. Dedication and acceptance.

To the extent that any of the improvements have been dedicated to the Township on the subdivision plat, site plan and/or zoning permit, the municipality shall be deemed, upon the release of any performance guarantee required hereunder, to accept dedication for public use any improvements made thereunder, provided that such improvements have been inspected and have received final approval by the Township Engineer.

I. Inspection Escrow

(1) The obligor shall reimburse the municipality for reasonable inspection fees paid to the Township Engineer for the inspections of improvements required under § 185-8(A); which fees shall not exceed the sum of the amounts set forth in subparagraphs (a) and (b) of this paragraph. The municipality may require the developer to post the inspection fees in escrow in an amount:

- a. not to exceed, except for extraordinary circumstances, the greater of \$500 or 5% of the cost of bonded improvements that are subject to a performance guarantee under § 185-8(A)(1); and
- b. not to exceed 5% of the cost of private site improvements that are not subject to a performance guarantee under § 198-14(A)(1), which cost shall be determined pursuant to section 15 of P.L.1991, c.256 (C.40:55D-53.4).

(2) For those developments for which the inspection fees total less than \$10,000, fees may, at the option of the developer, be paid in two installments. The initial amount deposited in escrow by a developer shall be 50% of the inspection fees. When the balance on deposit drops to 10% of the inspection fees because the amount deposited by the developer has been reduced by the amount paid to the Township Engineer for inspections, the developer shall deposit the remaining 50% of the inspection fees.

(3) For those developments for which the inspection fees total \$10,000 or greater, fees may, at the option of the developer, be paid in four installments. The initial amount deposited in

escrow by a developer shall be 25% of the inspection fees. When the balance on deposit drops to 10% of the inspection fees because the amount deposited by the developer has been reduced by the amount paid to the Township Engineer for inspection, the developer shall make additional deposits of 25% of the inspection fees.

- (4) If the municipality determines that the amount in escrow for the payment of inspection fees, as calculated pursuant to § 185-8(I) (1)(a-b), is insufficient to cover the cost of additional required inspections, the municipality may require the developer to deposit additional funds in escrow provided that the municipality delivers to the developer a written inspection escrow deposit request, signed by the Township Engineer, which: informs the developer of the need for additional inspections, details the items or undertakings that require inspection, estimates the time required for those inspections, and estimates the cost of performing those inspections.

Section 3. Repealer, Severability, and Effective Date.

Repealer. § 185-8, together with any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.

Severability. In the event that any clause, section, paragraph or sentence of this Ordinance is deemed to be invalid or unenforceable for any reason, then the Township Council hereby declares it's intent that the balance of the Ordinance not affected by said invalidity shall remain in full force and effect to the extent that it allows the Township to meet the goals of the ordinance.

Effective Date. This Ordinance shall take effect upon proper passage and approval in accordance with the law.

RESOLUTIONS

Motion made by Mr. Frank and seconded by Mr. Marinello to approve Resolution No. 2018-06-10. Mr. Frank stated that these four properties are all under contract with the developer. Mr. McDaniel asked how it would be handled if the developer wanted to include lot 5 and Mr. Morris responded that Council would just need to amend the resolution. All were in favor. Motion carried.

RESOLUTION 2018-06-10

**A RESOLUTION OF THE TOWNSHIP OF SPRINGFIELD DESIGNATING
SPRINGFIELD 206 DEVELOPERS LLC REDEVELOPER OF BLOCK 902, LOTS 1
THROUGH 4 IN THE CHAMBER'S CORNER REDEVELOPMENT AREA**

WHEREAS, on June 27, 2018, Springfield Township (the "Township"), adopted a Plan for Redevelopment pursuant to N.J.S.A. 40A:12A-1, et seq. for a portion of the "Chamber's Corner Redevelopment Area" at Lots 1 through 4 of Block 902, as designated on the Tax Map of

Springfield Township (the “Property”), which property was designated as an area in need of redevelopment, following investigation of the Property for area designation, and public hearings held in accordance with N.J.S.A 40A:12A-1, et seq; and

WHEREAS, the Property has been determined by the Township to be an area key to the maintenance of a stable tax base, promotion of smart growth, and transformation; and

WHEREAS, the Township and Redeveloper desire to redevelop the Property for commercial purposes (“Redeveloper’s Project”); and

WHEREAS, the unique qualifications of Springfield 206 Developers LLC are viewed by the Township as particularly significant to the successful revitalization of the Property; and

WHEREAS, redevelopment activities by Springfield 206 Developers LLC shall be pursuant to the Township’s Redevelopment Plan, as amended from time to time, and in accordance with the Township’s Master Plan; and

WHEREAS, the Township Council has determined that it is in the best interests of the citizens of the Township to designate Springfield 206 Developers LLC as Redeveloper of the Property.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Springfield, County of Burlington, State of New Jersey that:

1. The Township hereby designates Springfield 206 Developers LLC, as **Redeveloper** of a portion of the Chambers Corner Redevelopment Area, specifically the redevelopment plan that covers Block 902, Lots 1 through 4 on the Township Tax Map.
2. The Township, and its Officials, Counsel, Officers and other Representatives, are hereby authorized to negotiate and enter into agreements, or contracts with this selected Redeveloper consistent with the goals set forth in the Township’s adopted Redevelopment Plan, as amended from time to time.
3. The Township is also hereby fully authorized to do all things necessary and convenient to redevelop the Property, including collection and utilization of escrow; application for and receipt of project funding, and contracting with various entities regarding environmental and transportation issues, as recommended by the Township’s Counsel.

UNFINISHED BUSINESS

None.

CORRESPONDENCE

1. Planning Board Resolution 2018-27 Finding that the Redevelopment Plan for a Portion of the Chamber's Corner is Consistent with the Master Plan and Recommending the Adoption Thereof
2. Legislative Alert regarding pending bills – Council decided not to send a resolution as suggested by the New Jersey League of Municipalities.
3. Letter from George Morris re: NJ Supreme Court decision: Time of Application Rule – Mr. Morris stated that this is in the favor of the municipalities and he would send to Mr. Germano for his information. Mr. Morris stated that if you have an application that is not complete and you have a pending Ordinance that would change zoning then the ordinance can be changed.
4. Correspondence from Tax Collector regarding request for assignment of municipal tax liens. It was discussed that if this lien is assigned the Township would benefit by getting the tax money into the Township. Mr. Frank asked if we could make a condition of the assignment that they clean up the property and it was discussed that by assigning a lien it would not give the lienholder access to the property. Council would like more information on the person making the request.
5. Letter from Mayor Higgins from Mansfield – Council discussed that the letter is meaningless and is offering nothing concrete to protect Springfield Township or its residents. Mr. McDaniel stated that the Mansfield Planning Board has not met again about this application since Council last discussed this issue. Mr. Frank stated that we don't have any direct recourse. Mr. McDaniel stated that he thinks they are going to build the warehouses and the question is can it be stopped and Mr. Marinello responded that stopping it is not an issue the issue is whether they should be held to their original approval and have to build the bridge. Council discussed the increased traffic from employees and trucks. Mr. Frank stated that he thinks that Council should be encouraging Mansfield and the developer to have traffic from the warehouses use Route 295 but how to do that is the question. Mr. McDaniel stated that maybe we can get an agreement with the developer to divert the traffic to Route 295 but that would only pertain to the truck traffic. Mr. Marinello stated that if the bridge is built then Council can talk to the County about restricting truck traffic on Jacksonville-Hedding Road. Mr. Frank stated that we don't really have any jurisdiction over this project or the Mansfield Planning Board and Council and Mr. McDaniel added that he has not heard anything from the County on the matter. Mr. Marinello stated that Springfield Township Council Members will have to go to the County Planning Board and make some noise on the matter. Mr. McDaniel asked what they are going to do and Mr. Marinello responded that they can regulate the traffic on their road. Mr. Frank stated that the County Planning Board approval is under appeal currently and he believes that this will take the matter to the complete Planning Board. Mr. Marinello asked if we can file a friend of the Court Brief. Mr. Frank stated that the County may be required to approve the developer's request if it meets their rules. It was discussed that NB Care is already involved in litigation and there was discussion on the kind of experts NB Care may have. Mr. Frank stated that a great way to respond would be to put in an expert report and this would require Springfield Township having to hire an expert. Mr. McDaniel stated that timing wise we may want to wait until the July 11, 2018 meeting to respond and see if they do something to help Springfield Township with this. Mr. Marinello stated that when discussing this project with Mansfield we should be advising them that we are not opposed to the warehouse but directing the traffic to 295 through the bridge that was part of the original approval. It was discussed that the easier you make it to get from the warehouse to 295 the more likely people are to use 295 including the workers. Mr. McDaniel recommended a private agreement with the developer and it was discussed that it would not be enforceable.

SOLICITOR REPORT

None

MANAGER'S REPORT

None

PUBLIC COMMENT

Motion made by Mr. Frank seconded by Mr. Marinello to open public comment. All were in favor. Motion carried.

Mr. Stevenson, Jacksonville-Hedding Rd. passed out a brochure that he received in the mail. Mr. Stevenson stated that Mansfield Township should be noticing neighboring townships. Mr. Stevenson stated that a similar project has occurred in Robbinsville and it has created immense traffic to the neighboring townships and those towns get no benefit. Mr. Stevenson stated that the Township got an Ordinance passed when the Resource Recovery Complex was put in and he would like the County to do the same with this project. Mr. Frank responded that when the Resource Recovery Complex was being built a deal was struck with the County and that Ordinance was a consequence of that deal being stuck and that ordinance not have happened if the County had not agreed to it. He added Springfield can't do this in this situation. Mr. Stevenson stated this is fast tracked. Mr. Stevenson stated that Jacksonville-Hedding Road is the only road not mentioned in the Springfield Township traffic ordinances. Mr. Stevenson stated that there are things done in Florence and Mansfield with respect to weight limits on what he believes are County roads. Mr. Stevenson stated with the developer being required to build a bridge and the county agreeing to an Ordinance regarding truck traffic this would help out the residents of Springfield Township.

Mr. Danley, Hedding-Jacksonville Rd. asked for more presence of the police for the speed and jake-breaking on this road. He stated that he spoke to three patrol officers and they have not been told anything about it.

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

TOWNSHIP OFFICIAL'S BUSINESS

Mr. McDaniel stated that he sent an email to the County Engineer regarding the letter about the speed and engine-breaking on Saylor's Pond Road and the County Engineer responded that it was the Township's responsibility to put up the signs to enforce the Township's engine-braking Ordinance and the Township was given permission to do so.

Mr. McDaniel asked why we would have a speed limit on some roads and not others and Mr. Morris responded that there is a standard speed limit if not otherwise determined by Ordinance and Mr. Marinello added that it is 50 mph and 25 mph for residential.

Council discussed changing July's regular meeting to Thursday, July 21, 2018 so that they could attend the Mansfield Township Planning Board meeting. Mr. Sobotka made a motion seconded by Mr. Frank to amend the annual schedule to delete the July 11, 2018 meeting and add July 12, 2018. All were in favor. Motion carried. Mr. Frank stated that the Mansfield meeting is July 11, 2018 for any Council member that would like to attend.

Mr. Marinello stated that we had a plane crash with two fatalities and Mr. Keller added that the road was not damaged. Mr. Marinello added that we were lucky that it occurred in an area that had no homes.

Mr. Sobotka commented that the state is purposing a tax of 5 cents for the use of plastic bags. Mr. Sobotka asked how they collect the tax at the Farmers Market and Mr. Morris responded that this the States issue.

Mr. McDaniel agrees that the warehouses will create a lot of traffic and we will experience that and that is why Springfield does not approve these kinds of projects.

Mr. Frank made a motion seconded by Mr. Sobotka to adjourn the meeting. The meeting was adjourned at 8:39 PM. All were in favor.

Respectfully submitted,

Patricia A. Clayton
Township Clerk