

Springfield Township Planning Board Meeting Minutes
April 17, 2018

Chair Jacques called the meeting to order at 7:30 p.m. and led the salute to the Flag.

The Chair read the Open Public Meetings Statement. "Public notice of this meeting, pursuant to the Open Public Meetings Act, has been given by the Springfield Township Planning Board in the following manner on January 10, 2018;

- a. Posting written notice on the official bulletin board at the Municipal Building, Jobstown, N.J.
- b. Mailing 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 service.

Roll Call:

Jo Jacques, Chairperson	Present
Anthony Marinello	Present
John Hlubik	Present
Bernard Dunn	Present
Theresa Nicholson	Present
William Bauma	Present
Stephen Makuka	Present
Richard Toone, 1 st Alternate	Present
Vacant, 2 nd Alternate	

Minutes:

January 16, 2018

Chair called for motion for the minutes. Mr. Bauma motioned to approve said minutes, seconded by Mr. Makuka. All in favor. Abstain: Hlubik, Marinello. Motion passed.

Other Business:

- Discussion – Redevelopment Education

Mr. Germano explained redevelopment as an entirely different process than dealing with the Municipal Land Use Law to the Board. Mr. Germano continued to say that it's a different Statute and referred to a handout given to the Board known as the Local Redevelopment Housing Law. The first step in this process was Council adopting a resolution requesting the Planning Board to do this study. Tonight's goal was for Mr. Germano to walk the Board through the process, so the Board has familiarity with it. As per the Statute, an area can never be designated as an area in need of redevelopment without the first step taken by the Governing Body. The Planning Board cannot, on its own, start one of these processes. Therefore, the Governing Body adopted a resolution pointing the Planning Board to two (2) areas. One being Tilghman's Corner better known as the intersection at Georgetown-Wrightstown Road and Monmouth Road with several properties. The other area being the intersection at Juliustown Road and Monmouth Road with several properties up and down Route 206; some maps refer to this area as Chambers Corner. According to the law, every property must be listed.

Mr. Germano continued to indicate that being there are a lot of public this evening, this commenting is not just addressed to the Board but also the public. It's important that everyone understand that this is the only step that has been taken in this process.

The next point is in the handout provided to the Board which indicates the Local Redevelopment and Housing Law has a series of criteria needed to be designated as a redevelopment area. From here on, the Board Planner

reviews each one of the specific properties on the maps against those criteria. All that is needed is to meet one (1) or more of those criteria, it can be designated as being part of an area in the redevelopment.

Mr. Germano gave example of an exception to that so not every property has to meet those criteria. The example was a New York City block, and someone wants to build a skyscraper and Joe's Saloon is on part of that city block. Joe's business is great which has been going on for 100 years and there's nothing wrong with his building. However, a skyscraper cannot be built with Joe's Saloon as part of that city block. The Local Redevelopment and Housing Law indicates that even though Joe's Saloon doesn't meet any of the criteria for designation of an area in need of redevelopment, it can be included and treated like it belongs.

Next step, after the Governing Body adopted the resolution, the Board Planner starts the review of properties against these criteria to see which of some/all/none meet the categories. Upon completion of the Planner's report, there will be notice of a public hearing which will appear twice in the official newspaper of the Township, the Burlington County Times during two (2) successive weeks because the Governing Body has elected to have the option to exercise eminent domain called condemnation in these redevelopment areas. The notice to be mailed to people and the notice appearing in the newspaper has to say that loud and clear that if the Board finds that either or both or some or all these properties need redevelopment that the Governing Body will have the power to exercise eminent domain in those areas. Mr. Germano further explained the Governing Body use of eminent domain is an option. They may not use it but if it is a possibility to use eminent domain, it must be said at the beginning.

The Governing Body gets to make the choices if a property is a condemnation or non-condemnation area in need of redevelopment. The Planning Board cannot tell the Governing Body that an area should not be a condemnation area for redevelopment. The Board can only review the report of the Planner at the time of public hearing and listen to what the public has to say about this proposal and decide to whether the properties fit the description. Condemnation and non-condemnation is not in this Board's hands. As soon as the Planner is done with the study, the report will be given to the Board Members before the public hearing and advertisement of the public hearing will be done. The report will be available in the Clerk's office for public inspection. The study will include maps to see which properties are involved. Also Mr. Germano will need to send notice to all the property owners in addition to the advertisements in the newspaper. Upon receipt of notice, people can file written objection in advance of the public hearing or may appear at the public hearing without having filed written objection or do both.

If or when, the Board decides that either or both areas qualify as areas in need of redevelopment, the next step, assuming the Governing Body agrees with the recommendation and they have to, the Board can say area in need of redevelopment until the end of time and it means nothing the Governing Body accepts that recommendation. Assuming the Board finds either or both areas fit the definition and the Governing Body agrees, the next step is to prepare a redevelopment plan which effectively is like a Zoning Ordinance which establishes permitted uses, setbacks, bulk requirements, lot sizes and design criteria. The Governing Body gets another option with this plan to decide the existing zoning stays and the redevelopment plan can be an overlay zone and a property owner in the redevelopment area can build the way it's zoned today. All this "nonsense" has not affected them in any way per Mr. Germano. On the other hand, if a redeveloper comes in and conglomerates 3, 4 or 5 lots to do something larger, the redeveloper can use the redevelopment plan as an overlay zone to do that project. Another option is the municipality has the choice to make up that plan itself or giving the job to the Planning Board.

After the Planner submits the plan to the Board, the public will get to comment about the redevelopment designation to the Board but if the process goes to the point that there is a redevelopment plan, the public will comment to the Governing Body.

Chair proposed a question to Mr. Germano. The Council passed a resolution that has several properties and the Board will look at them as a property by property basis. Do all the properties have to fit one (1) of the criteria or can some not fit? Mr. Germano replied that some, you can say this doesn't fit and meet any of the criteria and secondly, it doesn't need to be included. Chair asked if the Board could modify the redevelopment area if the

Board felt there were lots that didn't fit. Mr. Germano replied as absolutely. Lots that don't qualify can either be in or out depending on if the Board feels it's important to help the rest of the area.

Chair also mentioned that once the Planner has completed the study and made it available at the town hall for review, Chair assumes if a resident would like a copy, the resident would need to pay a fee. Mr. Germano agreed and indicated there will be 2-3 pages per lot and there are over twenty (20) lots. Chair added the residents can also sit in town hall and review the study.

Mr. Hlubik asked if an individual has a property in the redevelopment zone, but it doesn't meet the criteria, but the individual wants the property included, can that happen? Mr. Germano replied the individual can make it known to the Planning Board that s/he would like the property in the redevelopment area. If the Board agrees that it would help, the Board can include the property. Mr. Bauma asked if there is a big area or a small area? Mr. Germano referred to the maps and the one (1) on top is the Route 206 area. Mr. Bauma pointed out the triangular area, the liquor store, the restaurant and the strip mall. Mr. Germano indicated following the outside lines are the limits of the area. Mr. Germano gave more detail to the properties within the areas.

Chair went over the timelines that another week or two (2) weeks for the Planner to complete the study; then two (2) week notices and the Board Meeting in May; May 15th. Mr. Germano indicated the public notice and advertisements will confirm the meeting date of public hearing. It doesn't mean the Township will do a thing; it's incentive to do more than the zoning ordinance allows. This is an effort to build up what we have because there's so little commercial space.

Mr. Dunn asked what does the Planner do? Mr. Germano replied the Planner will describe each property and if each property will meet the criteria. Mr. Dunn asked about the CC Zone because it's a very lucrative area; how can it be enhanced? Mr. Germano replied the Planner will decide and the Board will review. Chair indicated the Council Planner will do the study because she has the experience where the Board Planner does not have as much experience, so a resolution will be passed for the Council Planner will do the study.

Chair ask for any further questions from the Board. EP Henry was the last redevelopment plan done. Mr. Toone asked if the redevelopment is advantageous for the property owner. Mr. Germano indicated that some towns have offered tax incentives. Mr. Hlubik asked if the State would get involved. Mr. Germano replied that if the project is big enough, the State would get involved. The Florence-Burlington Route 130 corridor is working with the State. Mr. Hlubik asked if there is funding through the County Bridge Commission? Mr. Germano doubts but it is a thought and worth looking into it. All these studies are being funded.

Chair indicated the Board cannot comment in detail to any properties until the study has been completed. This meeting was really meant to be an educational process for the Board to understand the process of redevelopment.

Public Comment:

Chair opened the floor to public comment.

- Thomas Gabrysiak, owner of Allied Recycling approached the Board. Quite a bit wrong about this entire process. The area is blighted. The only two (2) commercial areas are blighted. Mr. Gabrysiak questioned the study process of how the Board can decide to move forward. Mr. Gabrysiak is concerned about eminent domain. Mr. Germano indicated his comments are for the public hearing. Chair recommended the see what the study has to say and hold the comments for the public hearing.
- Mario Reed asked what significance is the twelve (12) criteria if the Governing Body can take a property without meeting the criteria as in the New York example? Mr. Germano explained the study of the redevelopment area that if a property doesn't meet the criteria, the Governing Body won't touch it. Mr. Reed was confused regarding the example of the NYC saloon. Chair explained that if the city block saloon were in the middle of it and there was no way to build the skyscraper without taking that property, then

the Board could say that say that the redevelopment area could not succeed if that property were not included. This is up to the Planning Board to make this decision.

- Tim Hunt asked the Board if his property is in the redevelopment zone, what will happen to his property value when it's designated? Chair and Mr. Germano indicated that it hasn't been designated yet but if it were designated as such, Mr. Hunt's property value could increase per Chair. Chair further stated that she doesn't know what will happen to it. Mr. Hunt indicated that when he first purchased the property, it was Residential-Commercial, and it was rezoned by the Governing Body without notice. Chair indicated that rezoning cannot take place without notice.
- Jim Specca approached the Board to speak to the public with his negative opinion of redevelopment and the negative opinion of the Planning Board and the Governing Body. The overall issue is a bad idea. Mr. Specca was asked to refrain from using bad language by the Chair.
- Ms. Isgrow asked if her property is involved. Mr. Germano asked Ms. Isgrow where her property is located, and Ms. Isgrow replied as Monmouth Road. Mr. Germano indicated her property is involved.
- Bob Bercy approached the Board with a couple questions. 1) What is the financial value after redevelopment to doing this? 2) Will it work with the Master Plan or is it a conflict? Mr. Bercy shared that it's a bad idea to have the Council Planner working on this study because it's a conflict.
- Don George asked the Board about the cost of the study; what is the cost involved? Is it funded by a grant? Mr. Germano replied that a developer approached the Township some time ago and that developer is funding everything. Mr. George assumed it is the same developer who had a surveyor he had spoken to earlier today. The surveyor was not from the State nor the County. Mr. George asked about the areas to be studied in the resolution and doesn't see where there are two (2) areas. Mr. Germano responded the Governing Body adopted two (2) resolutions, 03-04 involving the area where the Garden State Diner exists and 03-05 where Route 206 is located.
- Sarah Mantoss has concern about the eagle nest near the Burlington County Fair Grounds. Has anyone talked to any wild life specialists about an impact to the eagle nest. Chair thanked Ms. Mantoss for bringing it up and the Council may not be aware of it. Ms. Mantoss would like to know if it has been investigated by the next meeting.
- Lisa Giovanelli indicated the Planning Board was asked to do this study by the Town Council and wants answers from those in the Town Council who are at this meeting. Mr. Germano mentioned to attend a Council meeting. Ms. Giovanelli asked if she needs to submit an OPRA request. Mr. Germano restated to come to a Council meeting.
- Sanjiv Chandel doesn't understand the purpose of the study. What will the Council achieve by doing this? It's already zoned as commercial. Mr. Chandel recommended to put in public water and sewers and there is no need for study. All these years it's supposed to be a farm area and now the Council wants to redevelop a commercial area to commercial. Mr. Chandel heard Wawa is the developer and Wawa has no interest in the people of this town. When potential buyers come to Mr. Chandel to purchase his business, they are turned away because there is no public water and sewers. Mr. Chandel feels the town should install public water and sewers and that will attract more businesses and increase the property value.
- Tim Walker asked what parts of the Planner's study will assess benefits to the tax payers? Chair responded that the only thing redevelopment study does is look at each property in the area and determine if it meets one (1) of the criteria in the New Jersey Statue. Mr. Walker asked what benefit does the redevelopment have to the residents/tax payers? Chair replied as the Council feels there are certain areas that are perhaps not being used as effectively as they could be, and they've asked that a study be done to see if redevelopment would improve the ability to bring in tax revenue in those areas. Mr. Walker was asking how it will benefit the residents, so he will probably need to attend a Council meeting. Chair indicated that the public will be able to review the study; then a public hearing here with the Planning Board and the Board gives a recommendation to the Council and if the Council should further pursue, then they would have a public hearing. Chair recommended to wait for the study to be available. Mr. Walker asked if the study would indicate if a certain amount of dollars will be brought in. Chair responded that would not be in the study.
- Mayor Denis McDaniel of Heritage Drive came before the Board to remind those present that the Council are here to serve the public. A lot of what Tim Walker said, the Mayor agrees. What's good for the town

and what kind of businesses do we want? Mayor addressed an anonymous flyer which was passed around the town. At the October 11, 2017 Council meeting, a letter was received from Wawa requesting to install a Super Wawa, but the current zoning does not allow for fuel pumps and this started the whole idea of a redevelopment study. The author of the flyer indicated that s/he didn't know when the resolutions were to be adopted. Mayor McDaniel indicated every agenda with discussions for every Council meeting is posted on the Township website. November, December and January meeting agendas all entailed zoning discussion and an escrow agreement was brought up by Wawa at the January meeting. No public comment took place at these meetings. Councilman Frank checked with the County Bridge Commission and there has no funding from the County. Wawa has proposed funding at this point. The February agenda has zoning on the agenda and at this point, it has been scheduled for Wawa representatives to meet regarding the intersection of Route 206 and Monmouth Road. Maybe it would benefit the town and the property owners. Is it a guarantee? No. Mayor continues that March comes along it's on the agenda for the escrow agreement by the developer. The resolutions were adopted to allow for the Planning Board in March. At this time, no public comment took place. Mayor cited the flyer indicating the study will cost \$10,000,000.00. Mayor indicated that doesn't cost \$10,000,000.00, \$1,000,000.00 or any dollars. Mayor further read the flyer mentions land acquisitions, lawsuits and eminent domain. Mayor responded that Jobstown could be hit by an asteroid tonight and the probability is about the same. The flyer also indicates that Council is trying to close local businesses. Mayor indicated that hopefully the Town Council is doing just the opposite. New businesses and maybe some bigger businesses and more jobs could come out of redevelopment which is the objective. Directing the objectives to Mr. Walker, there are three (3) basic objectives. 1) Improve the sections of the township with obvious issues; 2) Have a better community without substandard properties; and 3) Revenue enhancement for the town and the property owners. However, there are no guarantees. Mayor and Council will do the best they can. Council is scheduled for a Work Session next Wednesday night.

- Tim Walker took the floor indicating the town does not need big businesses in this town. Why can't a plan to have more small businesses? Redevelopment is not needed here. It's farmland. The taxpayers pay the taxes because they like it here. The budget hotel should have something done but the gas station is fine. Big business-like Wawa is not needed here. It's only funded by Wawa because they want to come here. Mr. Walker grew up here and has lived here for about 30 years and he likes it here. Will the study say anything about the tax dollars? Let's develop something that helps the community in a good way. WE don't need another convenience store, but we need more smaller businesses. Smaller businesses need a tax break.
- Bill Bercy commented about the Wawa tax break. Is that on the table for Wawa. Mr. Germano responded as no.
- Tom Gabrysiak asked if Wawa committed to paying for the survey once the study is approved to move forward? Chair responded Wawa is paying for the study. Mr. Gabrysiak asked what comes after the study? If the Board votes to send it to Council and the Council decides to move forward, the Council would adopt ordinances that would accept that redevelopment plan. Then, that plan would be in place for any developer to take advantage of the redevelopment of that plan. Mr. Gabrysiak asked if it's the only study. Mr. Germano replied there are two (2) studies. The initial study to see if the properties qualify. The second study is the redevelopment plan if the properties qualify. Both studies are paid by Wawa. Chair indicated that she is not aware that Wawa is paying for anything other than the initial study. Discussion went back and forth between Mr. Gabrysiak and Mr. Germano.
- Jim Specca requested a way to better communicate to the tax payers. Possibly have an email list in a database; put letters in tax bills. Difficult to read the website and find agendas. A list to generate emails to the public regarding Council discussions.
- Mayor McDaniel agrees the website needs work but it does have the agenda for each meeting. Chair indicated to keep the discussion to Planning Board business. The Council is here to sought after the meeting for recommendations.
- Greg Flynn talked of the years of animosity towards the Government and it's warranted to an extent. The stress is high. For people to better understand the process is why was this statute chosen. Maybe it's the way the structure that Wawa is interested. Mr. Germano said half the towns in Burlington County is doing

this. Mr. Flynn asked what the 12 criteria is, so the residents are more educated. The process being used adds to the Master Plan. Mr. Germano indicated the redevelopment plan needs to be consistent with the Master Plan. Mr. Germano indicated the adoption of the resolutions was done at a public meeting; it's all public record. Mr. Flynn spoke of redevelopment going with eminent domain and creating fear.

- Ms. Isgrow asked the Board to introduce themselves to the public. The Board members introduced themselves and the amount of years each member has been living in Springfield. Ms. Isgrow asked the Board what gives them the right to take away their properties. Chair replied the Board doesn't decide to take away properties. Chair recommended to put the twelve (12) criteria on the website for the public.
- Lisa Giovanelli requested to put the plans on the website for transparency.
- Mr. Flynn wants more time for the public to review the study; it should be more than ten (10) days. Mr. Germano indicated the Statute states two (2) weeks; it's the law.
- Tim Walker asked where the twelve (12) criteria is located. Chair indicated it can be found on the State website under the Statute. Chair will talk to the Township to put a link on the Township website. Mr. Walker asked why the triangle is being developed? Mr. Germano replied the Governing Body directed the Planning Board to do the study and they don't get to ask why. Further discussion between Mr. Walker and Mr. Germano.

Being there was no further Public Comment, Mr. Bauma motioned to close, seconded by Mr. Dunn. All in favor. Motion passed.

Adjournment:

Chair called for motion to adjourn. Mr. Hlubik motioned to adjourn, seconded by Mr. Makuka. Motion carried unanimously. Meeting adjourned at 9:16 pm.

Respectfully submitted,



Susan A. Minock
Planning Board Secretary