

August 17, 2018
Municipal Building
121 Evergreen Road
New Egypt, NJ 08533

The Special Meeting of the Plumsted Township Committee was called to order by Mayor Trotta at 5:15 PM. The purpose of the meeting was to consider approving two resolutions.

STATEMENT: "This meeting is being held in compliance with the Open Public Meetings Act. It was presented for publication to the Asbury Park Press and the Trenton Times and posted on the Bulletin Board."

THOSE OFFICIALS PRESENT WERE:

MAYOR TROTТА	DEPUTY MAYOR SORCHIK	COMMITTEEMAN MARINARI
CLERK WITHAM	CDC LEUTWYLER	

Committeeman Lotito arrived late and Committeeman Jones was excused.

The meeting was opened with the flag salute and a moment of silence.

Mayor Trotta advised that there would be no executive session as the employee they were going to interview isn't here. Trotta said this meeting was to appoint a new TACO for the construction office.

There was a second resolution to amend the agreement with Lennar. This has to do with the walkway and the way of the sewer being changed. Every time there is a change, there has to be an amendment.

CONSENT AGENDA:

THE FOLLOWING RESOLUTIONS ON A CONSENT AGENDA ARE CONSIDERED ROUTINE AND SHALL BE ENACTED BY ONE MOTION. SHOULD ANY MEMBER OF THE TOWNSHIP COMMITTEE SEEK SEPARATE DISCUSSION OF ANY ITEM, THAT ITEM SHALL BE REMOVED AND DISCUSSED SEPARATELY. THE FOLLOWING RESOLUTIONS WILL BE VOTED ON IN ONE VOTE.

RESOLUTION NO. 2018-245 – APPOINTING ANNELY GOMEZ AS A FULL-TIME TECHNICAL ASSISTANT TO THE CONSTRUCTION OFFICIAL (TACO) WITH OTHER JOB RELATED DUTIES

RESOLUTION NO. 2018-246 – AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE TOWNSHIP OF PLUMSTED AND LENNAR PLUMSTED URBAN RENEWAL, LLC

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY DEPUTY MAYOR SORCHIK, THE AFOREMENTIONED RESOLUTIONS 2018-245 AND 2018-246 ON THE CONSENT AGENDA WERE ADOPTED. ROLL CALL VOTE: ALL AYES.

Committeeman Lotito arrived to the meeting.

Mayor Trotta asked for any public comment. Mark Spencer of 25 Oak La asked for more detail about the amendment, the walkway, etc. Mayor Trotta advised the walkway was originally going to be along Jacobstown Rd. But because the homes are up against the road, that wasn't going to work. So the thought is to cross over the creek and come across over by Bright Road, the lot near there. There is an easement they have an agreement for to have a walkway across the stream and to Evergreen Rd. Residents would be able to get to the downtown area and this campus.

The walkway is costing a lot more than expected so this amendment says we are putting the walkway on hold because of the price. \$100,000 was the original amount Lennar would pay. Now, it's at \$400,000 and Plumsted would have been responsible for \$300,000 (over the original \$100,000 Lennar is paying) but Plumsted won't be paying for that so that is the reason for the agreement. We are still negotiating to see if we can somehow have a walkway. As far as sewers, they were going to go down Jacobstown as well but now they will be going a different way and it will be cheaper for Plumsted. It won't have to be as deep now so it will be a cost savings.

Deputy Mayor Sorchik explained the contract. If there are changes to the requirements, there has to be an amendment. That's what we are doing now. Sorchik advised it is too dangerous on Jacobstown Rd and it would be right near their front doors. This has been discussed several times with Lennar. There may be future amendments as well.

Mark Spencer also asked if there were any amendments built in that says if they can't sell to tenants 55 years of age and over, can they open it up to younger people. They cannot; that is in the agreement. One person has to be 55; the spouse could be younger. If a child lives there, they have to be over 18 years old. If a couple should get pregnant, they would have to move since they cannot have a baby/child in that development.

Scott Thompson of 4 Provinceline Rd said that it was his understanding that with the development, Plumsted is taking over the maintenance of the road. Mayor Trotta said that it is still North Hanover's responsibility until building begins. Then it will be Plumsted's responsibility. He has many concerns about road, it is in bad disrepair and there is a safety issue with speed. There are no speed limit signs. He has called North Hanover and they say it's Plumsted and he asks Plumsted and they say it's North Hanover. He has lost hub caps and animals on that road. What can be done? Mayor Trotta asked Clerk Witham to call North Hanover to have the road taken care of. Plumsted will be letting North Hanover know when building begins. Lennar will be taking care of the road once they start building as they want the road to look nice for people coming in. Thompson said that he's lost two hubcaps and it's pretty dangerous. What about plowing? That is North Hanover as well until Plumsted takes over. Our impression is that October building will begin. Lennar is hoping to break ground in October. Part of it is the amendment for tonight that they are waiting for.

Lori Thompson, 4 Provinceline Rd, asked about the road. Once Lennar starts, will it be paved? Mayor Trotta said there will be repaired until it is done, then it will be paved. There will be heavy equipment traveling that road. They will be widening the road in parts as well. Thompson asked more about that. Trotta advised her to call Peter Ylvisaker for specifics. Her second question was regarding the amendments. She said that if anything were happening to her property or on the road, how will she find out? She just heard about the meeting an hour ago. Mayor Trotta said that the meeting was posted. If Lennar is doing something with her property, she would be notified. Thompson said there was talk about a berm, she would want to know about that. Trotta and Sorchik said that is also part of the Land Use Board.

We originally were having this meeting just to hire a TACO but because there is an amendment, we didn't want to hold up Lennar from moving forward.

Heidi Spencer of 25 Oak La approached. She asked about the amendments and if this is usually what they are about. She wanted to know if there could be an amendment for allowing those under 55 in the development. Trotta and Sorchik said no, it's against the ordinances and the redevelopment plan. They would need a waiver/variance from the land use board for that.

No other public comment.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY DEPUTY MAYOR SORCHIK, THE MEETING WAS ADJOURNED. ROLL CALL VOTE: ALL AYES.

Respectfully submitted,

Jennifer Witham
Acting Municipal Clerk