

July 5, 2017  
Municipal Building  
121 Evergreen Road  
New Egypt, NJ 08533

The Workshop Session of the meeting of the Plumsted Township Committee was called to order by Mayor Trotta.

**STATEMENT:** "This meeting is being held in compliance with the Open Public Meetings Act. It was advertised for publication in the Asbury Park Press and posted on the bulletin board."

**THOSE OFFICIALS PRESENT WERE:**

COMMITTEEMAN LOTITO (via phone)	COMMITTEEMAN JONES	MAYOR TROTTA
COMMITTEEMAN MARINARI	ATTORNEY KELLY	
BUS. ADM. SCOTT PEZARRAS	MUNICIPAL CLERK HENDRICKSON	

Deputy Mayor Sorchik was excused and Ron Dancer was unable to attend.

Mayor Trotta asked everyone to rise for the Flag Salute. The invocation was led by Pastor Ladd from Jacobstown Baptist Church.

Mayor Trotta reviewed the evening's agenda. He said we have been asked to consider adopting an ordinance for invasive plants, such as bamboo. There have been complaints from residents about invasive plants from neighbor's yards spreading into their yards. The committee reviewed a sample ordinance that was taken from Brick. Mayor Trotta asked for any comments from the committee.

Committeeman Marinari recommended that it be presented to the Environmental Commission to get their feedback. It could be done fairly rapidly so the committee could vote on it next month. Committeeman Jones had no comment on the ordinance. Committeeman Lotito asked if the ordinance included only bamboo. Trotta said that no, the ordinance says "include, but not limited to bamboo..." Then it says ragweed and some other things as well. Lotito said that there are grasses that are also invasive. Marinari said it is a pretty broad definition. Trotta said it could be narrowed down a bit. There was some discussion about controlling the invasiveness of bamboo and the varieties of bamboo that are non-invasive. Trotta said we will send the ordinance to the Environmental Commission and ask that they get back to us so we can consider it at our August meeting. In the meantime, we can tweak it ourselves and make it more appropriate.

Mayor Trotta called Quinn Kimmick up to the dais to present his Eagle Scout project. Kimmick said his project concerns the New Egypt Recreation Baseball Field. Kimmick said he is planning to build a welcome sign in the main parking lot of the recreation fields. He also plans to install landscaping and decoration on the walkway to the main building. There will be another sign along the walkway to the main building that has a map of the fields and parking lots. The fields and the parking lots will be numbered. Committeeman Marinari asked Kimmick about having a plan to maintain the project. Trotta asked the timetable of the project. Kimmick said once he completes fundraising, he plans to be finished with the physical labor at the end of summer/beginning of fall. Trotta asked what type of fundraising he is planning to do. Kimmick said he plans to hold things like a pasta dinner, a car wash, and a bake sale. Mr. Marinari commented that his project is an excellent idea. Marinari is liaison to the recreation committee and knows this will help visitors locate fields. The committee thanked him for his presentation.

Continuing with the agenda, Trotta said there are some minutes to approve, correspondence, and a proclamation for the fire department. There is a second reading on the ordinance regarding fees for copies of the tax map. There are a couple of ordinances for introduction. The first one is for maintenance of streets. This is for Provinceline Road. As long as we approve everything, we will be signing an agreement to take over Provinceline Road for 30 years. Right now, North Hanover takes care of Provinceline Road. During the time of redevelopment, we will be taking it over doing such things as plowing and maintenance.

The next ordinance has to do with performing wedding ceremonies. It changes when the fees for the wedding are payable. Right now, the ordinance says the fees are paid at the time of the ceremony. It will be changed to prior to the ceremony. It will be one less thing for the couple to do on the day of the wedding.

As far as resolutions, there will be a new member appointed to SOS. There is a recycling revenue grant which we get every year. There is a drug enforcement fund grant. We have to

amend our appointment for Sarah Capritti for the court. The county previously allowed us to take payment for this position from our DWI funds. They advised we are no longer allowed to use those funds to pay this position, so we had to strike that from the resolution. In addition, there is a maintenance agreement with North Hanover for Provinceline Road.

There is a resolution concerning electronic tax sales. The tax collector, Scott Pezarras, recently attended a seminar about electronic tax sales. Pezarras is in favor of continuing the sales for this year, so he is asking us to adopt a resolution for that. There is a resolution for fireworks and we are appointing a new member to the MUA.

The township audit will be acknowledged as received. The auditors found nothing out of the ordinary. The audit indicates there are “no findings” which means the town is running properly.

There is a resolution for refunds for off-duty police work. Also, resolutions concerning the agreement for Virtual Town Hall for our new website. The State changed the way we have to write our resolutions, so we have one rescinding our previous resolution and another one issuing a new resolution. There is also a resolution redeeming tax sale certificates and a resolution awarding a contract to shred some old documents that we need to get rid of.

There are three resolutions in draft. Resolution 2017-232 is regarding Sergeant Pintye. He was placed as officer-in-charge from June 13<sup>th</sup> until today. Written notice was received from him that he does not want to be the officer-in-charge. Resolution 2017-232 is ratifying that Pintye was officer-in-charge up through today. Resolution 2017-234 is appointing the next senior sergeant Earl Meroney as our officer-in-charge pending our interview process for a permanent officer. Resolution 2017-238 which was also added to the agenda today is a transfer of a liquor license. This is for the liquor store in Potter’s Square. The current owner is selling it and can’t do that unless we adopt this resolution. It will be voted on today.

There is an amended bill list from June 6<sup>th</sup> as there was a typo on the original bill list. We actually spent \$1800 less, so we are going to approve that today as well.

That’s all we have for the workshop session. Trotta asked if any committee member had anything else. Marinari said he has a couple of things. Marinari said the corner of Moorehouse Road and 528 is highly overgrown. We need to look at that. It’s a dangerous area there. Trotta said he reported it himself the other day.

Marinari said he talked to Dave Leutwyler about people who put large posters on the telephone poles downtown. It makes the town not look the best esthetically. Trotta said that JCP&L tells us that we can’t do that. Marinari said Leutwyler corrected it the last time he talked to him. Trotta said that if someone from Buildings and Grounds Department is in the downtown area and they see something on the telephone pole, they have every right to take it off. That pertains to the entire town. The telephone pole owners do not allow you to put things up on the pole. They should be taken down every time they see it. Marinari said if the same individuals are doing it consistently, we ought to contact them. We need to tighten up on them.

Trotta asked if there were any other comments. There were no comments.

Attorney Kelly read Resolution No. 2017-221 for Executive Session.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, RESOLUTION NO. 2017-221, AUTHORIZING THE CONVENING OF AN EXECUTIVE SESSION IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT WAS ADOPTED. ROLL CALL VOTE: ALL AYES. It was amended to add, under Personnel, the interview of the MUA member

Mayor Trotta called the Regular Session of the meeting to order

#### **MINUTES TO BE CONSIDERED FOR APPROVAL:**

ON MOTION OF COMMITTEEMAN MARINARI SECONDED BY COMMITTEEMAN JONES, THE WORKSHOP/REGULAR/EXECUTIVE SESSION OF JUNE 7, 2017 WAS ADOPTED. ROLL CALL VOTE: ALL AYES WITH THE EXCEPTION OF LOTITO ABSTAINING.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE SPECIAL MEETING OF JUNE 21, 2017 WAS ADOPTED. ROLL CALL VOTE: ALL AYES WITH THE EXCEPTION OF LOTITO ABSTAINING.

**CORRESPONDENCE:** Mayor Trotta read Matthew S. Petrecca’s Letter of Resignation as Police Chief for the Township of Plumsted, effective June 30, 2017.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE RESIGNATION OF MATTHEW S. PETRECCA WAS ACCEPTED WITH REGRETS. ROLL CALL VOTE: ALL AYES

**PRESENTATIONS:**

Mayor Trotta called Joe Paola to come forward to accept the proclamation for Plumsted Township Emergency Services National Night Out, Tuesday, August 1, 2017. Mayor Trotta read and presented the proclamation to Joe Paola.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE PROCLAMATION PROCLAIMING PLUMSTED TOWNSHIP EMERGENCY SERVICES NATIONAL NIGHT OUT, ON TUESDAY, AUGUST 1, 2017, WAS ADOPTED. ROLL CALL VOTE: ALL AYES

Mr. Paola thanked the committee. Paolo said this is the second year of doing National Night Out. It's a community building campaign to promote emergency services in the community and support local businesses. Paolo and the police department will be getting together to come up with some demos for this year. Last year they had around 400 people attend. He asked everyone to come out and support it. You can find information on Facebook. Applications will be at the firehouse for anyone who wants to set up a booth.

**RESOLUTION:**

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, RESOLUTION NO. 2017-222, APPOINTING A MEMBER (TERESA BOLOGNA) TO THE SENIOR OUTREACH SERVICES (SOS) PROGRAM WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

**ORDINANCE: SECOND READING AND PUBLIC HEARING**

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES THE PUBLIC HEARING ON ORDINANCE NO. 2017-09, AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 50 OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "PUBLIC RECORDS, INSPECTION OF & FEES" WAS CLOSED. ROLL CALL VOTE: ALL AYES

ON MOTION OF COMMITTEEMAN MARINARI SECONDED BY COMMITTEEMAN LOTITO, ORDINANCE NO. 2017-09 WAS ADOPTED ON SECOND AND FINAL READING. ROLL CALL VOTE: ALL AYES

**ORDINANCES: INTRODUCTION**

Mayor Trotta said Ordinance 2017-13 is about the agreement we will have with North Hanover Township regarding Provinceline Road.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, ORDINANCE NO. 2017-13, AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 57, SECTION 15(C) OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED, ENTITLED "MAINTENANCE OF STREETS" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES

The second reading and public hearing is scheduled for the next regularly scheduled meeting of August 2<sup>nd</sup>.

Mayor Trotta said Ordinance 2017-14 is concerning weddings.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, ORDINANCE NO. 2017-14, AN ORDINANCE OF THE TOWNSHIP OF PLUMSTED, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 59, OF THE GENERAL ORDINANCES OF THE TOWNSHIP OF PLUMSTED ENTITLED "TOWNSHIP COMMITTEE" WAS INTRODUCED. ROLL CALL VOTE: ALL AYES

The second reading and public hearing is scheduled for the next regularly scheduled meeting of August 2<sup>nd</sup>.

Committeeman Marinari asked Mayor Trotta if we could adjust the schedule to have public comment now. Mayor Trotta said that we are going to stick to the agenda because we have to get tonight's business done.

A member of the public asked if the committee members could turn the volume up. The Mayor said there is no volume control.

**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. 2017-223 – REQUESTING APPROVAL FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A.40A:4-87, OCEAN COUNTY RECYCLING REVENUE SHARING PROGRAM GRANT IN THE AMOUNT OF \$3,800.75

RESOLUTION NO. 2017-224 – REQUESTING APPROVAL FOR THE INSERTION OF A SPECIAL ITEM OF REVENUE AND APPROPRIATION PURSUANT TO N.J.S.A.40A:4-87, MUNICIPAL COURT ALCOHOL EDUCATION, REHABILITATION AND ENFORCEMENT FUND GRANT (\$450.38)

RESOLUTION NO. 2017-225 – AMENDING RESOLUTION NO. 2017-207 APPOINTING SARAH CAPRITTI AS A PART TIME CLERK ASSIGNED TO THE MUNICIPAL COURT

RESOLUTION NO. 2017-226 – AUTHORIZING APPLICATION FOR PARTICIPATION IN THE PILOT PROGRAM FOR AN ELECTRONIC TAX SALE

RESOLUTION NO. 2017-227 – AUTHORIZING THE MAYOR AND TOWNSHIP CLERK TO SIGN A PROVINCELINE ROAD MAINTENANCE AGREEMENT WITH NORTH HANOVER TOWNSHIP

RESOLUTION NO. 2017-228 – APPROVING THE PUBLIC DISPLAY OF FIREWORKS AT LAURITA WINERY JULY 15, 2017 (RAIN DATE JULY 16, 2017)

RESOLUTION NO. 2017-229 – APPOINTING A MEMBER TO THE PLUMSTED TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

RESOLUTION NO. 2017-230 – ACKNOWLEDGING THE RECEIPT OF THE 2016 AUDIT

RESOLUTION NO. 2017-231 – AUTHORIZING THE REFUND OF OFF-DUTY POLICE ESCROWS TO GEO-TECHNOLOGY ASSOCIATES

RESOLUTION NO. 2017-233 – RESCINDING RESOLUTION NO. 2017-185, AUTHORIZING THE MAYOR TO EXECUTE A LEASE AND SERVICE AGREEMENT WITH VIRTUAL TOWN HALL HOLDINGS, LLC d/b/a VIRTUAL TOWNS & SCHOOLS

RESOLUTION NO. 2017-235 – AUTHORIZING THE ISSUANCE OF CHECKS FOR THE REDEMPTION OF TAX SALE CERTIFICATES

RESOLUTION NO. 2017-236 – AUTHORIZING THE MAYOR TO EXECUTE A LEASE AND SERVICE AGREEMENT WITH VIRTUAL TOWN HALL HOLDINGS, LLC d/b/a VIRTUAL TOWNS & SCHOOLS

RESOLUTION NO. 2017-237 – AWARDING A CONTRACT TO GUARDIAN DOCUMENT DESTRUCTION FOR DOCUMENT SHREDDING

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE AFOREMENTIONED RESOLUTIONS (RESOLUTION NO. 2017-223 THROUGH 2017-237) ON PAGES 2 AND 3 OF THE CONSENT AGENDA, EXCEPT FOR RESOLUTIONS 2017-232 AND 2017-234 MARKED DRAFT, WERE ADOPTED. ROLL CALL VOTE: ALL AYES

## **RESOLUTIONS:**

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, RESOLUTION NO. 2017-232, ACKNOWLEDGING THE TEMPORARY APPOINTMENT OF SERGEANT ROBERT PINTYE TO THE POSITION OF OFFICER-IN-CHARGE OF THE PLUMSTED TOWNSHIP POLICE DEPARTMENT WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, RESOLUTION NO. 2017-234, AUTHORIZING THE TEMPORARY APPOINTMENT OF EARL E. MERONEY, JR. TO THE POSITION OF OFFICER-IN-CHARGE OF THE PLUMSTED TOWNSHIP POLICE DEPARTMENT WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, RESOLUTION NO. 2017-238, APPROVING THE PERSON-TO-PERSON TRANSFER OF A PLENARY RETAIL DISTRIBUTION LICENSE NO. 1523-44-007-004 WAS ADOPTED. ROLL CALL VOTE: ALL AYES.

## **MOTION TO CONSIDER:**

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE FOLLOWING RAFFLE LICENSES WERE APPROVED: BINGO LICENSE NO. 2017-08 – BASKET BINGO, COOKSTOWN VOL. FIRE CO. LADIES AUXILIARY #1; RAFFLES LICENSE NO. 2017-09 – ON PREMISE MERCHANDISE, COOKSTOWN VOL. FIRE CO. LADIES AUXILIARY #1; RAFFLES LICENSE NO. 2017-10 – ON PREMISE 50/50, COOKSTOWN VOL. FIRE CO. LADIES AUXILIARY #1; RAFFLES LICENSE NO. 2017-11 – OFF PREMISE RAFFLE, NEW EGYPT HISTORICAL SOCIETY. ROLL CALL VOTE: ALL AYES

## **REPORTS OF DEPARTMENTS AND PROFESSIONALS:**

Mayor Trotta said that there is an amended bill list for June 6, 2017. There was a typo and we actually spent \$1800 less.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE AMENDED BILL LIST OF JUNE 6, 2017 WAS APPROVED. ROLL CALL VOTE: ALL AYES WITH COMMITTEEMAN LOTITO ABSTAINING.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, THE BILL LIST OF JULY 5, 2017 WAS APPROVED. ROLL CALL VOTE: ALL AYES WITH COMMITTEEMAN LOTITO ABSTAINING.

**REPORTS SUBMITTED FOR COMMITTEE REVIEW:** CONSTRUCTION REPORT – May, 2017; FINANCIAL REPORTS - Revenue Summary by Month – May, 2017; Abbreviated Summary Budget Account Status – May, 2017

Mayor Trotta wanted to point out that we voted earlier tonight on the audit from our accounting firm and there were “no findings” so we’re running the town the proper way. Everything is accounted for properly.

Mayor Trotta asked for any old or new business from the committee. There was none.

Mayor Trotta asked for public comment. He said the committee is going to be noting the questions and comments as you come up. They will answer them at the end of the meeting. Trotta introduced professionals present at the meeting, Peter Ylvisaker, MUA and Main Streets; Matthew Jessup and Neil Grossman who have provided financial guidance with regard to the Lennar project and the sewer project.

Cyndy Book, 22-24 Story Street, New Egypt, NJ. Her first question is regarding people who can’t afford to hook up to the sewer line. Will the township put up the money for the initial hookup, and will the township expect to get the money back at the time of sale? Will there be a projected cost minimum and maximum per quarter or per month? What is the projected future cost increase? She will be old enough to retire next month and her concern is what increases in costs she can expect as a senior citizen on a fixed income for the billing for the sewers. Also, are homeowners going to be required to get a plumber to run a pipe to the street or a pipe outside your house? Is the pipe going to be in the middle of the street? Where exactly is the cost? What is the homeowner’s responsibility vs the hookup responsibility of the township?

Mayor Trotta said that those are MUA questions. We have the MUA Director here and we will address them.

Monica Sempervive, 7 Oak Leaf Drive, New Egypt, NJ. She has a question regarding the new development that is going in. She heard that Lennar has the ability to remove the age requirement if they deem necessary. She would like to know why they are allowed to have that type of policy because that will affect us very negatively. It opens us up to the Mt. Laurel law. In addition to that, if they are putting in duplexes and triplexes and they move the age requirement, is this now multi-family housing? Those are her two beginning questions. After that, she just wants to make a statement. She doesn't understand why you can't answer our questions now. Based on what you say, I may have a question to that. I'm assuming the public comment will be over at that time and I won't be able to address it. She asked if they are not going to answer that either? Mayor Trotta said we are not answering questions at this time.

Dottie Cameron, 49 Highbridge Road, New Egypt, NJ. She thanked the committee for the document that they picked up as they came in on the development. It says that only 80% of the development by federal statute has to be restricted to 55. Does that mean that 90 units would be available for under 55, which would mean the inclusion of children, and more kids in the school? Also, if 20% of the units are allowed to be under 55, would they then not be eligible for the PILOT tax program. Then those 90 units would be required to pay the full tax assessment and they would not be getting the same abatement since they're not part of the actual senior development.

John Marchese, 324 Long Swamp Road, New Egypt, NJ. He will start with a statement and then a question. We are all here for the same reason. I know that when there is a lot of hostility and a lot of absence of information, everybody's head swirls around. I would like to say that in the absence of clear updates, in the absence of presentations, mailers, flyers, it's difficult for these good people to have a complete understanding and want to run up and hug you and support you for what you've done. Because obviously, how many people here know exactly what's happened? He asked people to raise their hands. Five, six, seven people. He's not here to make a mockery because he knows how hard you have worked. A hundred and ten meetings in 15 years. He means no disrespect, but the layout from Lennar, as well as our township, was flawed from the beginning. If you had presented it to us in a reasonable manner that common folks could understand, all these people wouldn't have all these questions. There's a lot of different questions and a lot of different concerns. I know the meetings are publicly held and everyone should know about it. We should have all been there. I understand that's the fastest, simplest response. But I'm not speaking on everyone's behalf. They're just good town people who work and pay taxes. They have the expectation that our township committee would have done more. Would have been more informative. Would have been, in my opinion, more respectful of us citizens. I'm not speaking on anyone's behalf. I understand we are a reasonable small town, and we have small amounts of effort available to us. Lennar is a very large corporation and could have very well taken on a lot of the responsibility of informing us all. Maybe a two, three, five-page packet – something. Changes have been made on a yearly basis, on a meeting-by-meeting basis, on a monthly basis, in the past six week basis. None of us are involved enough to understand any of that. So, my question is – and I'm very well aware that it's already approved – could you have been more responsive to us residents in a manner that would simply have never had any of this occur? Most of us want to have a tickertape parade. Thanks for saving our town. You increased our property values. I can't believe what a wonderful town I live in. That's what we want to be here for. We don't want to be here saying, what in the heck's going on?

Pat Ahearn, 8 Lawrence Drive, New Egypt, NJ. At the Land Use Board Meeting, the Lennar solicitor got up and he was saying that the age restriction would be 48, not 55. I want to get an answer for that. Is it true that the actual oldest person in the household purchasing a house from Lennar would be 48 and not 55 years old?

Margaret Neuman, 324 Lakewood Road, New Egypt, NJ. My question is, what is the provision for our police department, our fire department and first aid for people in the communities age 55 and over? We don't have enough police now to take care of our community as it is. If you call for a first aid squad, it's going to take forever. I'm a geriatric nurse and I can tell you, people over 55 fall every day. Our ambulance will be running to this community every day. How are we going to pay for that? Why are these people getting a 50% reduction on their taxes? Give us some of the tax break.

Janet Heslar, 101 Evergreen Road, New Egypt, NJ. I think I'm pretty impacted with what is being discussed tonight because I live at 101 Evergreen Road. When I moved here to New Egypt there was no traffic on Evergreen Road. I used to pull out of my driveway and I didn't even have to look because there were three cars that came down my road during the day. That's no longer the way it is. I have embraced that. However, and honestly, I am a latecomer to this. You people all know way more than I know because my husband and I we kind of believed – and my husband is not even here tonight because he said they're going to take care of it; they're not going to put something in that's going to be bad for our house; don't worry about it – and then I

find out the waste disposal is going actually at the corner of Evergreen and 537. I received a letter last year because something was happening right across from my house that would impact me, and I came and sat through as much of the meeting as I could. The important issue that everybody was there to discuss was pushed off and, finally, because I'm a nurse and I have to get up at 5:00 in the morning to go work, I couldn't stay any longer. So you couldn't hear my comment. I was glad that I was able to come here today. The reason I'm coming up here now is that I have concerns because I have also worked as a school nurse in New Egypt. I care very much about the children in New Egypt. My question is, with that waste disposal going into that little creek, has the EPA signed off on this? The Sierra group and all the environmental people, are they okay with that being right across from our schools? Particularly our youngest children that are in that school? I have a problem with that. Why are you putting it anywhere near our schools? It just doesn't make real good sense to me. When I heard about this community initially, and I know you're not going to like this, I was all excited. I figured it was going to be 125-150 single homes like they have in Allentown, with a beautiful swimming pool. I thought to myself, I'm selling my house. I want to stay in New Egypt. I really love New Egypt. Honestly, I haven't kept up with what's been going on because I trusted you guys. I know some of you. (Committeeman Marinari said yes, and he would like to make a comment. You know me well enough that I care about the children. That's my only comment.) I know you do. I thought that's what we were buying ours for. These single family houses like they have in Allentown with this beautiful swimming pool. I thought, I'm in. Somebody else can have my house. My four bedroom. I don't want it now. I'm old. My kids have moved on. So, now that the waste disposal thing is going to be right up my road, I would like to know who would like to buy my house. This is not good for New Egypt. I know I'm so late now, that deals are done. I want the center of town to be revitalized. I truly do. But where are you putting that waste disposal? Right by our schools? Who does that? That's just not right, in my opinion.

Joe Surdo, 7 Huckleberry Lane, New Egypt, NJ. He has 2 questions. We live in an area where people want to live. Why are we creating a development and giving a tax abatement to an area that people would like to come to anyway? Is there an overall redevelopment plan? Most cities or towns or urban development areas do different things to attract people, which I don't believe that we need to do. Is there a full-blown redevelopment plan that shows everything? Not just the development, not just the sewers, but beyond. Because we have a struggling main street. What is the full plan? The committee could have a question and answer session to describe the full plan.

Jean Horner, 200 Longswamp Road, New Egypt, NJ. I've done geriatric nursing for 40 years. When you put in a senior citizen development, you're going to need a lot more amenities for these residents. You're going to need more ambulances, first aid, firemen. We don't have enough cops now. We got one cop a night. I've lived here my whole life and the Horners have been here for 6 generations. This town is getting so built up and we have 1 cop at night. It's not fair to them. Look at Main Street New Egypt. I heard we have halfway houses. We don't have enough now and then you want to put in all these homes. The beauty of New Egypt is farmland. That's why people buy here. I had to go to court for a rooster 13 years ago and I fought it and I won. I like the farmland and I'd like it to stay in New Egypt. But you keep building and building. It's not going to be a beautiful town anymore. You can't buy land. Once you put these homes up, you're not going to be able to take them down. We're not going to have our land anymore. You really all have to think about this. Main Street is not nice anymore. There's a lot of things not nice anymore. This is my hometown and I love it. Nobody loves it more than me. I'm proud of it. You have to communicate with this town and taxpayers before you start doing a lot of major decisions. I went to the board meeting for the kids for the primary school. Us taxpayers pay for that. I'm not getting into the school system. I'm just saying now that's being changed into a classified school for special needs kids. I got nothing against that. You guys are making big decisions and you are not informing the residents about it. I think it's about time you start doing that. Look at the crowd you got tonight. A lot of other people would have been here if they didn't have to work. I'm proud of my town and you need to keep the farmland. And senior citizens, you got Whiting within a 10 mile radius, Jensen's, Allentown, and then you have 80% on this paper senior citizens. What's the other 20% going to be? I've been hearing stuff about Chapter 8. If you would communicate with us, a lot of questions and answers would be solved. But you're not doing that. I'm proud of the town and I hope it stays farmland. I hope you don't start building all these duplexes and everything else. That's not New Egypt. I'm from New Egypt. I don't know where all of you guys are from, but I'm from New Egypt and I don't like it.

Jen Joiner, 1 Kuzyk Road, New Egypt, NJ. I want to that you for taking the time over the last decade or two to try and work on revitalizing downtown. I know you have the best interest at heart. We all have the best interest at heart. There is something called collateral damage and unintended consequences. Since this is only commentary and not question and answer, I just want to put it out there to really sit and think about what your unintended consequences are as you move forward with the right idea in mind. The downtown needs septic/sewer. We

understand that. We understand that for restaurants and other fruitful businesses to thrive, we need sewer. Do we need a 450 complex/duplex to get that done? Maybe we do. It's not my area of expertise. My area of expertise is in health care. I'm an advanced practice nurse and my primary responsibility is adult gerontology patients. If I were to retire, would I come to New Egypt? If I lived here all my life, I'd probably want to stay. But my needs at that age are going to be different than my needs right now. I have 3 young children and my needs are focused on my family right now. As a senior, I need access to medical care. I need physician practices that are not in this area. I need access to good, quick hospitals that are really not here. I need more police because I need to them to get to my house when I'm having a stroke, when I'm having a heart attack, I need the ambulance and EMS department to be there as well. I will dovetail off my colleagues here to say that we don't have enough. I am also a blue family. My family works in a town that has had this particular situation. Not needing a sewer to get the development in, but there was a development that went off, similar to this one. Very nice. They tried to attract the seniors to come into the development. What this says is your average price will be \$315,000. My house is not valued at \$315,000. Yet, I have an acre and 4 bedrooms. A senior is not going to want my home or the maintenance that goes with it. A senior that I work with is fighting between buying medicine and buying food. They're not going to be buying these homes. You want to sell 450 of them. My question, my commentary, what happened in my blue family's town, is that they didn't sell them out. So what happens when you don't sell your 80% age-restricted homes in this 450 unit community? How do the rules change then? You want the sewers in and you need a certain number to do it. You need a certain PILOT number, you need a certain tax number. It seems like they're only going to be contributing as they sell them. So my question is, how do the rules change when you don't meet your numbers? Politicians do this all the time. I do not budget for my family based on what I think I'm going to be earning. I base it on what I have right now. What happens when you're wrong? My other question is when and where is the meeting when I get the answers? I would like to attend that one.

Mayor Trotta said that we are trying to get everybody's questions in. We will be answering the questions tonight. According to the agenda we really need to keep you down to 5 minutes per person so that we can get to all of you.

Michele Prouty, 26 Huckleberry Lane, New Egypt, NJ. I have a question regarding the timeline. I'm really not sure when they are starting the construction. The first 3 phases, where they start and end. Based on the information that you presented, the first 165 homes, are they going to be with the 80% seniors, or are they going to be with the 20%?

Veronica Murray, 390 Hawkin Road, New Egypt, NJ. We just bought our dream house here in New Egypt and we put pretty much of the bulk of our financial resources into this because we love this town. We've only been here 17 years. We are now seniors. Are we going to be able to live out our dream as we have bought it, with the financial consequences that are going to come with this housing? The monies that are not going into revenues, the tax breaks, the additional resources, are we going to be able to stay here? Will we have to leave, as many of these people will possibly have to? I'd like to know what the financial consequences are going to be, especially for people on a fixed income.

Mario Barone, 9 Hickory Lane, New Egypt, NJ. I would like to understand what the traffic flow is going to be in the center of town when all of these homes pop up. You're looking at 450 homes. One car per home, that's another 450 cars on the road, in the center of town. Is there a plan for the traffic in town?

Vince Spiezo, 5 Pin Oak Drive, New Egypt, NJ. I would like to have information on people in town who are going to be forced to connect to the sewer line. Most times, you are not forced to connect to a utility in town. A lot of people are concerned about having to front that cash to connect to sewer. You should let them know that you don't have to actually utilize the utility just because it is there.

Steve Reuter, 10 Hazelnut Lane, New Egypt, NJ. I have 2 questions. What is the total projected cost of the sewer system? What will that do to a recreational stream? Are there other options being considered, so as not to dump in a small stream? Have you looked at other options, like spread on the ground? Are there ways to avoid the potential impact on the ecosystem in the community? The other question is how does this overall development help our community as opposed to jeopardizing it into what this could become? What can we do at this point, as a community to help to shape it into something that does help the community? What are our options to make sure that the decisions that are made have long-term benefits? Please help us understand what our options are and what we can do to shape this into something that does benefit the community over time.

Jenny Rich, 200 Longswamp Road, New Egypt, NJ. If you do not sell these homes, who are you then selling them to? There is a lot of speculation that there is a certain clientele coming and



maybe purchasing them. Then I heard you could be doing Section 8, which is low income housing. Then that is affecting our school district.

Ron Tabor, 1 Holly Hill, New Egypt, NJ. I've been here for 14 years. I've seen a lot of things go on in this town. A lot of people are forgetting about 7 years ago we had a major flood in this town. Our town got separated. Our police department was stuck on one side, and our fire department was stuck on another. We were talking about making changes to make that work out and it never happened. We had a lot of predictions for this primary school when I first moved here. It's not filled. Not only that, we're not using it for primary school. Now we're using it for something else, which I have no problem with. But your predictions were wrong. And they're going to be wrong again. We still have to fix the police department. The temporary building they're in. We're not doing anything about that. We need to take care of what we have now.

Monica Sempervive, 7 Oak Leaf Drive, New Egypt, NJ. It has been said that the bond for the sewer is \$16 million. That number causes concern. How much is it going to cost us to run the sewer plant? In the past, I heard there was some talk of Great Adventure or other towns or companies that had come to us and talked about doing the sewer. Why did we not go with the other companies that came to us in the past? What is this going to cost us to run? If the homes are not filled and we are counting on money for those homes, what is going to happen at that point?

Cyndy Book, 22-24 Story Street, New Egypt, NJ. If American Water is putting a well in, and they are going to be drawing a lot of volume out of this well, how will that affect the people in New Egypt who have shallow wells? Is it a possibility that our wells could dry up because of the volume of water that is going to be coming out of this big well?

Diane Ahearn, 8 Lawrence Drive, New Egypt, NJ. The way I heard about this development going in behind me in 2002 was through a flyer that my bus driver handed to me. I went to this meeting and found out that not only were they going to put a development behind me, they are going to put a boulevard from that development through mine out to 537. The only reason you couldn't do it is the state came back and told you no. I found out about that meeting, and the only reason I found out is because somebody handed me a flyer. These folks here, they didn't know about last month's meeting. That's why when we say this and you come back with these comments, we had 110 meetings. That's disingenuous. You may not have been here during that time when it all started. You have to understand here and now how we feel.

Keith Myers, 857 Monmouth Road, New Egypt, NJ. Is this a one-time thing? I've noticed a lot of farms disappearing. Is this going to be a cash cow for you guys from now on? Develop something. One by one, I see the farms going up for sale. Lot less farmland, lot more development coming in. So if this pans out the way you anticipate it's going to pan out, is this going to be a cash cow? Maybe a farm here, a farm there, we put another development in? My second question, is this written in stone? We did our job by coming here tonight. I would like to see if you could do your job. If it doesn't work out the way it is planned, can it be repealed?

Pat Ahearn, 8 Lawrence Drive, New Egypt, NJ. He wants to talk about traffic. He was at the Land Use Board meeting when Lennar was talking about 200 cars between 7 and 9 in the morning coming in and out of this development for the people who are still working. They also said that the maximum age had to be 48 years. By my calculation, 450 homes, 2 working people, if the oldest is 48, the youngest could be 43, 44...that's 2 cars for every household. So that's 900 cars in and out of that area. Before Lennar gets up and says just 200 in and out before 7 and 9, I would like to have it on the record that I think it is not correct. That's way low to what it's actually going to be. I also think the impact to that corner of Provinceline Road and 537 is going to be a lot worse than what they are proposing. I think this is a bad forum that you're doing. That you're taking these questions and not replying.

Joe Surdo, 7 Huckleberry Lane, New Egypt, NJ. Question about information. On your website, it lists Plumsted Township meetings and it says the next regular township meeting is Wednesday, May 3<sup>rd</sup>. I think that is a big communication problem for people who want to be active. In this day and age, an agenda should be online. The minutes should be online. Everything should be updated and be done within the next day.

Patricia Flannery Schwark, 4 Hickory Lane, New Egypt, NJ. I don't know anything about the type of structures going in, other than they are single family duplexes and triplexes. What are the floor plans like? Are they 2 bedroom, are they 3 bedroom, or are they 4 bedroom? Are they multi-story for seniors to go up and down? While they may not be allowed right now, will they ever be allowed to have basement apartments? Will they ever be constructed to have basement apartments? Will they have rough outs for basement apartments?

Joanne Barnes, 6 Crystal Avenue, New Egypt, NJ. If the company is coming down the road to put the pipes in and hook up to the house, who is responsible for hooking the plumbing up underneath my house to the system? Are they going to take care of it, or is it going to be my financial responsibility?

Wendy Rittenhouse, 303 Candace Lane, New Egypt, NJ. I am just curious, the model that you hope to build, is that based on any existing town? Is a town like New Egypt? What does it look like? Is it successful? Where did you model this after?

Don Bunce, 877 Monmouth Road, New Egypt, NJ. I've been here for about 23 years. The laterals you're talking about are about \$10,000 to hook up. Unless you get competition. My thing is, you've already settled on sewage. It's a \$16 million dollar bond. It's an open-ended contract, which means addendums after addendums after addendums. It can be \$450,000. It can grow. How much land that you grab. I'm telling you folks. I'll talk about the elephant in the room right now. It's Lakewood. Have you ever been to Lakewood? I have been in Kuwait. I've been in Afghanistan, Iraq, five and a half years. All I want to tell you people is Kuwait isn't the filthiest place I've ever been. It's Lakewood. You been there? How many minivans do you want? Let's just say folks, I live on 537, oh I'm sorry, #877. I want to tell you folks, the traffic...I have accidents about once a month. My wife will testify. We've been here for 23 years and I'm telling you folks, get involved. If you don't. If these houses are sold, these units are going to be occupied, and they're looking for more land. The sewage, we're paying for. I don't have a dog in this fight. I pay taxes to the school system. But, pay it forward. My property value is going to go down. We already paid for the sewage system. Sixteen million dollar bond. We'll eat that. Pros and cons. Pros, we get nothing. Cons, the developer. Somebody gets something. I'm out.

Mayor Trotta said number 1, there will be no anti-Semitic phrases...we know what you meant, and we will not tolerate that in this town. Number 2, don't you ever imply that any of us are taking money. Bunce said you know dang well...Trotta said you want to talk to the lawyers because I will take you to court. Because I have been unemployed for 7 months. I don't have any income. I'm not on anybody's take and neither are any of these people up here. We will not permit any kind of disparaging comments, and if you are going to come to the microphone, you're going to ask a question. You are not going to address the crowd and rile them up. Ask a question, so we can move on. If you keep going, we will not be able to answer. So the objective here is get your questions in so we can move on.

Bill Lewis, 16 Brindletown Road, New Egypt, NJ. He doesn't know if he has a question or kind of a historical statement. It will be kind of both. I don't know if people in the crowd have been to a lot of meetings here. The last meeting I was here where there was actually people standing in the room, there was about a total of 50 people, it was at the time when Plumsted was talking about the sewers and was looking to discharge the water off Route 539 on Woodlane Road. Everybody pretty much came out then. Only about 50 people though. There are probably about 50 people outside right now still waiting to listen and comment. At the time Mayor Dancer was here and at that meeting pretty much the next week or so that went away. So, I don't know if the voters are speaking tonight or not. It looks like a lot of them are voting. That is my statement.

Anthony Peczinka, 29 Huckleberry Lane, New Egypt, NJ. I would just like to get some more clarity from you guys in regard to the service bond you are taking out for the construction of the sewer plant. Exactly when is that bond being taken out for the construction of the sewer plant? At what time does that bond have to start being repaid? Who is paying for that? In here, it talks about the developer calling for a guaranteed payment of \$9 million. But that payment doesn't start coming until you start issuing permits and C/Os. You're not going to collect a dime from the developer until you actually have a sewer plant built, operational and running before you can issue a C/O and put people into these homes and start collecting some of that money back. In that time, there's going to be costs incurred. This project is talking about spanning over 9 years. It's going to take some time for you to collect a lot of that money back. There are a lot of assumptions being made that you're going to be collecting a lot of money from the sale of the homes. How quickly they sell or whatever. Who's going to be footing that bill as time goes on? Will there be additional bonds taken out to pay for those expenses? Our development, Hawkin Point, was built by Ironwood Developers. They created Hawkin Point, LLC. I'm sure they created a Plumsted Point, LLC and I'm sure Lennar homes is going to have New Egypt Downtown, LLC. Is the corporation going to be responsible for this \$9 million guarantee or are they going to turn around and say New Egypt, Lennar LLC just went belly up and now we're pulling out. So, if there is a failure in the project, do they have a way out? I want to know exactly what you guys are doing to ensure they don't basically stick it to the town.

ON MOTION OF COMMITTEEMAN MARINARI, SECONDED BY COMMITTEEMAN JONES, TO CLOSE THE PUBLIC HEARING WAS APPROVED. ROLL CALL VOTE: ALL AYES.

Mayor Trotta said responses will start with the sewer plan. There were several questions about the sewer line; the hookups, who's going to pay for it. Trotta asked MUA Director Peter Ylvisaker to address some of the questions.

Mr. Ylvisaker, and Matt Jessup and Neil Grossman from McManimon, Scotland & Baumann, sat at the dais to answer questions.

Peter Ylvisaker introduced himself as the Executive Director of the Plumsted MUA. He is also the Executive Director of Main Street New Egypt. Main Street works with the Township and the MUA to accomplish the objectives the township established for this project. Beginning in 1998, there was a state-designated town center.

From the comments, he believes there is a general understanding of what it is that the township and the MUA have been trying to do. First and foremost is to bring sewer into the downtown so that the downtown can be revitalized. Also, to clean up discharges from septic and sewer systems in the downtown area to Crosswicks Creek. Cleaning up the creek, the lake and revitalizing the downtown are the primary objectives.

The question became how to do that? The answer was, you create a redevelopment plan. The redevelopment that is proposed for the 115 acres that Lennar is going to build on provides the overall financial catalyst for that. It's within a town center. The town center is defined. You can't extend sewer out beyond the town center. It has to be within the center.

The township has been very aggressive in terms of land preservation. If you look at the overall picture, there are redevelopment opportunities in the downtown. The largest one is on the 150 acre farm.

Lennar is the third redeveloper. The reason for that is the MUA searched long and hard to find a way to put sewers downtown. The stream discharge was the last option we looked at. We talked to the Joint Base. We talked to the Ocean County Utilities Authority. We looked at groundwater discharge as a potential solution. Unfortunately, none of those worked out.

After an extensive review, we were able to get a permit from the state to do the stream discharge into Crosswicks Creek. From the Heller property in the undeveloped portion of the flea market to Crosswicks Creek. We have now put these things into motion. Lennar is the second largest home builder in the United States. It's a large company, financially strong. That is a basic overview of the process by the MUA.

Mayor Trotta asked Peter Ylvisaker to talk about the sewer costs. The cost to hookup, the quarterly cost, the cost of running the plant, etc.

Ylvisaker said that the overall estimated cost for the sewer system is \$18.5 million. The overall borrowing is approximately \$22.5 million to \$23 million. The difference is in the engineering costs involved to design the system and the cost to purchase the land. He said he will let Mr. Grossman go into the financial plan in more detail.

Ylvisaker talked about the construction and cost to the homeowner in the Phase 1 service area. First, the cost does not include any connection fee. Many towns include a connection fee as part of the cost of the sewer. It's a way to generate revenue to pay off their bond. Here, the bonds are being paid off by two sources. A guaranteed payment by Lennar of approximately \$9 million and PILOT revenue that we get because this is a redevelopment project. There are no connection fees. You won't be paying \$1500 or \$6000 if you have to hookup into this system.

There is going to be a cost to hook your home or business into the sewer system. Depending on how far back you are from the road (100' or 200'). There is money available that will be an interest-free loan that would be payable if you were to sell your home or business. If there was an insurance award, if you had a fire where you didn't invest the full amount of the proceeds back into rebuilding what you lost, then you would use that money.

If your home is within 100' of the tie-in where the township leaves the lateral, a loan of up to \$4000 would be available to accomplish that. If you are 200' away, then you can get up to \$6000. If you're 200' or more feet away, you're not going to be required to tie into the system. There is going to be a mandatory hookup requirement. You will have a year to tie in. If you accept the loan, you will have 6 months. It has to be done by a licensed contractor. It could be a plumber, it could be somebody in construction. Somebody knowledgeable with the work that is involved.

Mayor Trotta commented that we have one conversation here. He hears people talking amongst themselves. Please let Ylvisaker answer you.

Mr. Ylvisaker said at this point the projected cost for the operation is estimated to be \$60 per month/\$180 per quarter/\$720 per year. Mayor Trotta asked what the overall cost is to run the sewer system. Ylvisaker said that at full development, the operational cost will be in the vicinity of \$1.25 million. Trotta asked the projection of future costs for the homeowner. Ylvisaker said most of the MUA's costs will be fixed or rising slowly. It should be \$60 per month. It could go up to \$65 per month.

Trotta pointed out that earlier in the meeting it was said that the plant itself is going to be on the corner of Evergreen and Route 537. That is incorrect. It is going to be on the undeveloped side of the flea market which is closer to the creek. It is not near the schools.

Trotta asked Matt Jessup to discuss the requirement that units be occupied by people who are 55 years and older. Mr. Jessup introduced himself and said that his firm is redevelopment counsel for the township. He said this is going to be an age-restricted community under federal law, the Fair Housing Act. That means that a minimum of 80% of the units need to be occupied by someone who is 55 years of age or older. It is a federal requirement for the condominium association to have procedures and policies in place to ensure that the requirement is met. One hundred percent of the units will have to be actively marketed to people age 55 and older. Nineteen or less percent can be occupied by people who are less than 55. The entire community, every unit, has to be actively marketed through sales, real estate, brochures, etc. as to 55 and older only. The property will be deed restricted to comply with the Fair Housing Act.

In addition, the condominium association will be in charge of the project. They will have to implement policies and procedures to verify the age of the occupants of the units from time to time. Federal law requires a survey or other method be undertaken no less than every 2 years to ensure that at least 80% of the units are being occupied by someone who is 55 or older.

State law also requires a certification with each sale of any unit. Not just the initial sale from Lennar to the initial purchaser. State law requires that for every subsequent sale the purchaser provide a certification that the new unit purchaser is a person who is age 55 or older. This ensures continued ownership by someone who is 55 and older. The bylaws of the condominium are going to require that in the other 19% or less units that no one under the age of 48 is allowed to be an occupant.

Trotta said there was a question about the ability to change the age requirements. He said there are five levels of government involved. Federal, state, the township by ordinance, by a resolution of the Land Use Board, and by the homeowners association. Trotta asked Matt Jessup about being able to change the age requirement.

Jessup said the over 55 requirement is not subject to change. It is set by federal law. Unless the Fair Housing Act changes, at least 80% of the units will have to be occupied by a resident of 55 or older. The 48 age limitation on the 19% balance of the units is being implemented by the condominium association. That could be subject to change by the condominium association. The planning board had that as part of their approval. The condominium association would have to go back to the planning board to make that change.

Trotta said that someone asked if this is a one-time development, or are we going to be developing the whole town? He responded that there are over 3 thousand acres of land that have been preserved either as farmland, open space or natural spaces. This is the only piece of property that will be developed in this way. Most of the farms have been preserved. Farms will not have sewer because they are not in the right area. They will not be able to be developed like this.

Trotta said there were questions concerning the tax break and if it applies to all of the units. Jessup said it is a 45% tax break. In the first 5 years the home is occupied, each purchaser is going to pay an amount equal to 55% of what the otherwise applicable tax would have been if there was no PILOT payment. For example, if they were conventionally taxed and they would have paid \$1000 in taxes, in the first 5 years they will pay \$550 in taxes annually. For the next 25 years after that first 5 year period, the homeowner will pay a PILOT payment equal to 100% of the otherwise applicable tax. So there is no abatement, break or discount after that first 5 year period.

To the extent that in year 7 the municipal committee raises taxes 1½ % across all the taxing districts, including the county, the PILOT bill for the resident in the unit goes up 1½ %. So that in year 30, when they go to year 31 and they're off the PILOT program entirely, they're paying the exact same amount they would have otherwise paid then. Just like they're paying the exact same amount they would have paid from year 6. The PILOT plan applies to every unit in the project.

Councilmember Marinari asked Jessup to explain the PILOT program. Jessup said that “PILOT” is “payment in lieu of taxes.” It is a payment mechanism that is allowed under long term tax exemption law in connection with the redevelopment project. The concept if, not for a PILOT payment, the project would not be built.

This goes to a question that someone asked “why are they doing this?” Jessup said without granting an abatement, the project wouldn’t get built at all. Nothing would happen if there wasn’t some sort of PILOT plan given in lieu of having the project pay conventional taxes.

That said, a PILOT payment does not have to be an abatement or a discount. Which is why in this particular case, for 25 of the 30 years, each unit holder is paying the exact same amount of money they would have paid for property taxes, whether the property was located there or somewhere else. There is no tax break for the unit purchasers for 25 of the 30 years. There is, as I mentioned, a 45% discount in the first 5 years.

Two important things to note about a PILOT payment. One, many of you know that with your typical tax dollars, you get a letter from the mayor stating that of the \$1 in taxes, this governing body only gets 15 or 20 cents, X amount goes to the school, Y amount goes to the county, Z amount to open space, etc.

Under state law, 5% of every PILOT dollar goes to the county and the other 95% comes to the municipality. So one of the economic advantages of a PILOT plan is in lieu of sending, for example, 30% to the county and sending other money to other taxing districts, the municipality collects 95 cents of every dollar in PILOT payments.

The other unique thing about PILOT payments that make them a little different than conventional taxes is that the municipality can pledge them to pay debt service on bonds. Which, as many of you know from your questions, is something that is being proposed here. So of the \$120 million-\$125 million in PILOT payments that the project is anticipated to produce to the township over thirty years in new tax revenue, that money goes to the township, excluding the 5% that goes to the county. The municipality can pledge a portion of that amount to pay for the bond issue for the sewer improvements needed for the project and the sewer improvements that are going for the balance of downtown.

So, it’s the additional revenue that the township would not have received a) without a project; or b) without a PILOT that is able to be pledged to pay debt service on the bonds. Then the balance of that PILOT revenue, which again is far in excess of anything the township would have collected under conventional taxes, comes to the municipality for budget use.

Committeeman Marinari asked if the excess money could be used for township services, such as extra fire, extra police, etc. Mr. Jessup said yes, that would be after the debt service is paid. Jessup added that when the sewer system is paid in full and the \$20 million bond issue paid off entirely, the municipality is still collecting more than \$82 million in tax revenue over 30 years to pay for constituent services, and other programs and improvements, i.e. a new police station. There will be \$82 million + over the next 30 years in excess PILOT revenue after the debt service is paid off to provide for those types of services.

Trotta then brought up the question of duplex, triplex, multi-family homes. Ylvisaker said that in their housing, Lennar has chosen to do singles, duplexes, which are 2 units attached to each other, and triplexes, 3 units attached to each other. The houses are horizontal, not vertical.

Trotta asked what happens if the homes don’t sell and the project doesn’t work as planned? Mr. Grossman said to begin with, there are 2 primary sources of revenue that will pay off the bonds that are issued for the sewer project and to provide additional monies for governmental services. One source of revenue is the in lieu of tax payments paid by each of the homeowners.

Separately, there is a per unit payment that Lennar is required to make which adds up to approximately \$7.5 million – \$8 million. That amount is guaranteed by Lennar. It is a corporate guarantee of the parent company of Lennar, not an LLC that they may choose to create to operate this project.

The timing is such that through the various financial and other agreements with Lennar, the township and MUA will be constructing their project essentially in tandem with Lennar. The township and the MUA can borrow the money similar to a line of credit. It will draw down the money in stages as Lennar is also building their project. That’s one security.

The other security is the Lennar corporate guarantee of \$9 million that would pay for the first 7 years of the debt service. It provides the township with a significant buffer if there are delays in

the project, or the homes sell for slightly less than anticipated and, therefore, the in lieu of tax payments are lower. The debt service is estimated to be approximately \$1.2 million to \$1.3 million per year. Lennar corporate is obligated to advance the \$9 million, as needed, to cover the debt service. It is expected that the project will be completed during those 7 years. Those are the two primary security blankets that the township has for the project.

In addition, while the bond size is \$22 million, the debt is about \$1.2 million per year. That's because most of the costs will be provided through a state loan program, the New Jersey Environmental Infrastructure Trust. The trust will provide approximately two-thirds of the money at zero percent interest. The other one-third of the money that is borrowed will come at market rate. It will be a AAA rated market rate because of the state program. So, the overall cost of borrowing is very low.

Grossman continued, the question that keeps coming back is "what could go wrong"? Ultimately, what everyone is concerned about is that it gets to the point where the plant is built, the township is obligated for \$1.2 million per year, and Lennar hasn't built anything, and there are no revenues.

The first thing to remind everyone is that there is a \$9 million corporate guarantee which will buy the township about 7 years for the project to start. In addition, if the project goes as anticipated, it will generate approximately \$82 million of excess revenue. The "break-even" is approximately 150 homes.

If this project is not as successful as Lennar expects, they will be paying a guaranteed payment on 452 homes, regardless of how many they sell. If they sell 150, the township gets the tax payment of 150 homes. Lennar will be paying the entire \$9 million in guaranteed payments on 452 homes. As long as this project is even mildly successful, i.e. if half of the units that they expect to build are sold, the debt service will be more than paid for and there will be excess revenue to the township. It won't be \$82 million. It will be something less than that.

There are also provisions within the agreements with Lennar, where if they don't meet certain milestones in terms of construction, the township has certain remedies which ultimately could include finding another developer. If Lennar was not proceeding due to having financial difficulties, the township has remedies in place to get someone else in to complete the project.

Matt Jessup added that regarding the phase-in, it is important to note that the project needs 150 units to be built and sold for the bonds to be paid in full. That's the minimum number the township is looking for.

The project also contemplates that the sewer improvements are lagging just slightly behind Lennar's first round of home improvements. They have approvals now for 165 units. They are approved to build more units than is needed to pay debt service on the bonds without impacting taxpayers.

The schedule is such that many of the units will be finished before the sewers are put in place as a protection. This ensures that you don't have a sewer system that is capable of servicing the entire project without having the entire project there.

Mayor Trotta talked about how the excess monies will be used to fund services in the township, such as improving the police force. The township will also be sitting down with the first aid and the fire department to discuss a contribution that the township will make to them based on the monies that the township will be getting.

The township is aware that there is the chance of a higher demand for first aid with an older community. With the PILOT program, the township gets 95% of the taxes collected during all 30 years. We will sit down with first aid to discuss how we can help them through those 30 years.

That's not what happens today. Right now, the township gets 10.8% of your taxes; 63.3% goes to the school district; 8.2% to the fire district and 17.7% to Ocean County. Ocean County is going to get a lot less. The school district and the fire district are not going to get anything directly, but an agreement will be worked out with the fire district so they can take care of the first aid and fire needs.

It is anticipated that the township will not need to send any money to the school district because there will be no children in this development. They are not allowed to live there. They are not allowed to go to school. The excess revenues after the 150 homes are sold will allow us to do the things we need to do.

Trotta said as far as the police department, that the township does not have 1 officer on duty at a time. Trotta said during the time he has been on the Committee, a commitment has been made to have 2 officers minimum on duty, and there are actually 3 now. The township is continuously improving the police department.

Trotta said the statement that the tax break that the new homes are getting will mean more taxes for other taxpayers in the township who are not in the development is not true. The township is actually getting extra money to do what we need to do after paying for the sewers first. The sewer is the first and foremost priority because the township does not want it to go on the tax bills. The township wants to take care of it from this project. The township will take the \$82 million excess over 30 years to do other things that need to be done in the town.

There was a question from the audience regarding the PILOT program payments. Mr. Jessup responded that the PILOT money does not go to the MUA. The PILOT payments are paid directly to the municipality to pay debt service on the bonds. They are tax payments, so they go to the tax collector, like any other tax bill. That money is pledged to a trustee bank for the benefit of the bond holders, in this case, the State of New Jersey, the NJEIT, and the New Jersey Department of Environmental Protection, who are the two bond holders buying the PILOT bond.

The municipality is required by law to send the payments to the bond holders after they send 5% to the county. The balance stays with the Township. The \$82 million over 30 years amounts to approximately \$2.74 million per year.

The MUA will charge quarterly or monthly service fees, which will be intended to cover the normal operation and maintenance of the sewer system, \$60 or \$65 per quarter. That money is not being used to pay debt service on the bond. That money is being used to pay for normal day-to-day operations of the sewer system.

Trotta said someone asked if there is an overall redevelopment plan. He responded that the whole downtown area is part of a redevelopment zone/district. Main Street is working with the State of New Jersey to develop a plan for the town. The township has a survey on the Plumsted Township Facebook page for people to give opinions. The state will put it together for the township. There are some people here who are part of the group that met with the state. The township is trying to get feedback from the public to improve the downtown and make it viable. The township will also be handing flyers out at the fireworks for people to give their opinions about what can be done in the downtown area.

Trotta said regarding traffic reports, he does not have them with him, so none of the traffic questions can be answered. Traffic was brought up at the Land Use Board meeting. Lennar conducted traffic studies in February and August of last year, and the results were virtually the same. They observe the traffic going through various points in the area. It is done for every development. There are standard formulas for traffic reports.

The traffic studies are public records. You can obtain them from the Land Use Board by contacting the construction office.

Ocean County, Monmouth County and Burlington County will be observing the corner of Route 537 and Provinceline Road. If they think that improvements need to be made on that corner, they will act on it. That is a county corner and they control the stop lights.

Trotta said that someone asked if the Lennar development is based on any existing development. There are 4 developments that are similar to the Lennar development. One is in Whiting, one is in Tinton Falls, one is in Monmouth Junction and one is in Barnegat.

There are also many other developments that are age-restricted and have similar types of homes. In Upper Freehold on the border of Allentown, there is a development built by Hovnanian. It has 450 homes. About the same size as Lennar. Upper Freehold has no police force. Upper Freehold has no first aid. Upper Freehold has no fire company. They have not seen any major increase of calls to that development. Trotta doesn't know what the numbers are right now, but he and Peter have seen the numbers.

He understands that as people age in those homes, it can change. The township is going to work with the fire district so we will be covered. We are going to do what we can with the police force as well. We will do what we have to do for our town.

A member of the audience asked for clarification of the money used to pay the annual expense of the sewers. Is it only the quarterly fees that will be used to pay the annual expense? The

numbers don't seem to add up. Peter said the MUA anticipates 1150 connections. He will review the math and get the information out to the public.

Mayor Trotta said there were some comments about communication and the township website. The township has been trying to get its website updated for a number of years. The township has a temporary new website right now, but it has to be changed. The temporary site was done by volunteers.

The township is now working with a company to design a brand new website, which is anticipated to be ready by the end of this year. Scott Pezarras is taking care of it for the township.

The township does put out a lot of information by email alert. If you do not get the alerts, check in the monthly newsletter you receive that is sent out by Bomar. It has a link to tell you where to go to sign up for those news alerts. It advertises what the township is doing. So you would know about the different meetings, etc.

A member of the audience commented about the traffic. She said there is no reason for anyone to go to New Egypt. We are putting all this money into sewers to revitalize the downtown. We're not Allentown, we're not off 195, and we're not off 130. You don't have to go through our town to go anywhere. You are asking people to go out of their way to go into town to go out to dinner, etc. This has all been tried. Nothing lasts here. We have no traffic going through it.

Trotta responded that there are multiple problems with the downtown area. Traffic is one of them. There is a lot of traffic going through there. Some of it goes way too fast. The revitalization of the downtown with sewers, which is desperately needed in the downtown area, would enable other things to be built. I know there are people in this room who do not ever go downtown. It's a shame. You have things right here in town. Developing the sewers will enable us to redevelop the downtown with different types of businesses that allow for people to be there a little longer.

The Mexican restaurant in town would love to have a sit down area. They can't because they're on a septic system and Ocean County will not allow them to do so. If they get sewers, they will be able to have a sit down area so people can spend more time in the downtown. Then something else gets developed in the area.

There is a survey, go online, get the information. Fill out the survey with what you would like to see in the downtown and the survey committee will work on seeing what it can do. Nothing is set in stone as far as what is going to be done downtown. It's a work in progress.

Some of the money that this development is going to generate for this town will help us redevelop the downtown. It will help us to pave roads that haven't been paved in this town for thirty years. Some of you may live on those roads. We can't get state grants for those roads because the state says there is not enough traffic on them.

A resident asked if the township could make a motion for relief from the surplus revenues for that five year period to pay for residents that are in the mandatory connection area. Trotta said the township is not going to allocate money for anything until it has time to study the project further, to see how it's been moving along. The township is concerned as well. We want to make sure this building project gets moving. That the money is coming in the way we plan before the township spends money.

Trotta said he wants to talk to the committee about how the extra money (anything over and above the debt service) will be spent. He wants to be very careful because he doesn't want to spend money in a way that 30 years from now, all of a sudden, the money dries up. We have to be very thoughtful and deliberate in how we spend our dollars. I think the committee agrees with that. We will wait to do things on that end.

A member of the audience asked a question about requiring a licensed plumber to do the residential connections. Peter said you need a licensed contractor. It doesn't have to be a plumber. The audience member said to make the residential connection at the house is where the licensed plumber comes in. The street piping coming up from the lateral will be performed by a construction company. The gray area is within the residence itself. Is there any way since the money is coming from the state, that it could be completely and entirely tax exempt? Not just the capital improvements? Would you please look into tax exemption on the work? Trotta said we will look into that.

A member of the audience asked about the wells drying up. Trotta said the township committee will not talk about the wells because we are not engineers. Peter said in discussions with New



Jersey American Water, they are going to be in a much lower aquifer than where most of the individual well water is being drawn from, so residents should not be impacted by their wells. New Jersey American Water is the entity you should be having this dialogue with.

Trotta said as far as when the homes will be built, the Land Use Board has authorized preliminary approval for the entire project. The first 3 phases, which totals 165 homes, have been approved for final construction. They will be filing for permits later this year.

As Jessup said earlier, it's going to be built so that the homes and sewer plant get built around the same time. So there is something to go into the sewer plant when it becomes operational. It is anticipated that ground will be broken for both projects at the end of this year/beginning of next year. The first homes should be ready the end of 2018/first quarter of 2019. The sewer plant is expected to be ready at the same time.

Jessup said that as far as marketing, 100% will have to be marketed as age restricted as those first homes come online. At least 80% of the homes will have to be sold to occupants who are at least 55 or older. There is no phasing in period where you can sell 19% first to 48 or older, and then 55.

Generally speaking, in age-restricted communities, it doesn't work that way anyway because you don't want 1 person to sell to someone under 55 and literally the entire community violates federal and state law. They don't cut it that close. It will be well in excess of 80%. In the initial 165, the same rules will apply; 100% will be marketed to 55 and over, and at least 80% will have to be sold to occupants who are 55 and older.

Trotta said there was a question earlier about the basement apartments. There are no basements, so there will be no basement apartments. There was a question about the number of bedrooms in these homes. My understanding is there will be 1 bedroom and 2 bedroom homes. Peter said 3 bedrooms would be maximum. Trotta said we have the same type of thing right now at Jensen's. There's 1 bedroom, 2 bedroom, and a few that are 3 bedroom. As we have said multiple times, no children will be in that development ever.

A person from the audience said if a woman living in the development is in her 40's they're still going to be able have children. Trotta said if a woman becomes pregnant, she knows up front that they cannot live there. They will have to move.

Jessup said that in 19% or less of those units, the unit occupant has to be at least 48, and no one under the age of 18 is allowed to live in the unit under any circumstance. Federal law requires a survey at least every 2 years. State law requires every purchaser to certify the new unit holder or they are violating federal law. Someone asked if they can be under the age and cannot have children. Jessup reiterated that 19% of those units are going to be restricted to occupant(s) that is 48 or older. So, the 55 or older for the minimum of 80%; 48 or older for the balance of the community, and no one under the age of 18.

An audience member asked "you have no expectation of this ever impacting our schools?" Trotta said it will never impact our schools.

Someone asked what if the condominium association changes the rules. Jessup said we commented earlier on the condominium association that they would have to go through the Land Use Board in order to get that approved, so it would have to come back to your municipal government.

A woman in the audience said they do not want the Lennar development to impact their way of life. We do not want people, because he said they are going to market aggressively, which means that people could be coming from anywhere who would not necessarily have respect for New Egypt's way of life. So could you pass a resolution that the residents, the farmers, the fishing, all come first? If another rooster issue comes up, or someone complains about a farmer driving at night with his lights on to do his farming that we will always rule in favor of the quality of life that we have always appreciated. Does that make any sense?

Trotta said that farms are already protected with the Right to Farm Act. There are people who contact us constantly saying they have the odors from a particular farm, etc. and the landowner who has a farm has every right to farm. There is nothing that can be done about it. They continue to farm. So, it's protected already. There is nothing more we need to do.

Trotta added that in the sales literature, it is going to talk about the base, so people don't say, we didn't know there was a base around the corner. No, the planes are here all the time. They are going to know about this when they buy the home. Buyers are made aware of local things that go on already.

Trotta said the homeowners association is to make sure the residents of their development stay in line with the age issues, they keep their homes in a certain way, etc. That happens at Jensen's right now. Their association sends a violation if they are not keeping up their property. Their job is to make sure the residents do what they are supposed to do inside their development. Lennar will be a gated community. Everything inside of their development will be the responsibility of the homeowners association.

Someone asked if the assessments in the PILOT program are based on the sales price for the full 30 years? Jessup said that the properties are assessed in the same manner as every other property in town is being assessed.

You have the assessed value of a home, you apply the equalization ratio to get it down to the taxable value and then you apply the tax rate to that taxable value to get a tax bill. The PILOT math is exactly the same.

There will be an assessed value for each unit, just like each of you have an assessed value for your home. Whatever the current ratio is that year will get applied to that assessed value. That will give you a taxable value. Whatever the tax rate is that is struck by the governing body every year which, once again, is inclusive of not only municipal taxes, but of board of education, open space, county and any other taxing district you have here in this municipality. Whatever that tax rate is for that year will be applied to the taxable value. Just like every other property. The property is treated no differently than any other property in town, except for the percentage of that tax bill that gets paid in the first 5 years.

A woman in the audience asked if the property is supposed to be 100% assessed on the sales. Jessup said that in traditional taxation, that's correct. In this case, the assessment is determined by the tax assessor, who is an independent officer from the governing body. The assessor reports to the courts, not the governing body. If that's how the assessor is supposed to assess it, then that's how they will assess it.

Trotta said that the \$315,000 figure that the township is using is what the developer said their average home price will be. That's where that number came from. It could be a little higher, it could be a little lower, depends on what the actual market is.

Trotta asked if there was anything else from the committee. Committeeman Jones said he would like to introduce himself and make a statement. He is 41 years old. He's lived in New Egypt for 33 years. It's great that everyone came and asked questions. Everybody should be here every month to ask questions. The municipal building is open to ask questions. You can call me. If I don't have an answer, I will get an answer. I think it was great today that you asked different questions. If you want to stop me and ask a question, I would definitely love to answer. It was a good crowd. Thank you.

A woman asked if this is a 100% done deal. What about the land for the sewer? Trotta said that we have an agreement for the land for the sewer. It's under attorney review right now. She asked again. Is it 100% done deal? Trotta said it has already been approved.

Trotta asked Vince if he would like to say anything. Lotito said that he hears their concerns and since his involvement on the committee, we have always had the township's interest at heart. There are many things that we've done to come up with the arrangements we have. We will continue to hear your concerns. We hear the emotions. We hear the consternation and trepidation you might have. Again, like my colleague Larry Jones, we're available to help in any way that we can. Answer any questions and hopefully we'll get through it.

Herb Marinari thanked everyone for coming out and asking extremely intelligent questions. You made your points. I know that it's difficult. Most people, husband and wife work. You have kids. You have to take care of them. You need to try and get involved.

I asked the Mayor at the last MUA meeting...I think what we need to do, and it can be done progressively...out in the vestibule, from the very beginning of this project, all the way down to and inclusive of what will be happening, there will be something there where if you come in and look at it, then you can call one of us, call Peter. You can say I see this was done, can you explain it a little bit better to me? By doing that, maybe we can make it a little bit more open to you.

Marinari continued, many of you know I was a long time president of the school board. Whenever there were accolades to the other 4 members, I took myself out of my seat and praised those 4 people. I never included myself. I have never done that. But I have to include myself in the comments that the gentleman made about the possibility of any of us making a cent on this whole project.

If any of you know me, you know I haven't taken a penny in 15 years on the board. My company has probably donated \$1 million - \$1.5 million to this community. I have never ever mentioned that before. Just so you know, I never say anything about it. We just do it. In fact, the school doesn't even call me now because they know I will do it for free.

For that kind of a comment, if anybody else in this room feels that way, you're totally wrong. Nobody up here, sitting there, or anybody else in this government takes a penny from anything. Maybe some other communities do it, and that's shame on them. But you're not going to find it in this community. If I ever find out it happens in this community, I will be long gone.

If you have other questions after you leave, I would suggest going to Peter and then Peter can share it with the rest of us and have the question answered. Because we are not afraid of answering questions. Downtown has been talked about. I'm president of the Business & Merchants Association. Downtown is a disaster. I know many of you don't frequent it. I can understand.

There are some really good guys and businesses that are struggling. There are apartments there where people don't have a washer or dryer. If you put some money downtown, maybe we'll get some people investing in those apartments that allow for that to take place.

You talked about children before. I care a lot about the children in the community and I don't want to see that downtown turn into (pardon me) Browns Mills. Browns Mills has improved tremendously. Go back 10 years and what do you find in Browns Mills? Nothing but vandalism. Nothing but drugs. The school is not so far from downtown. There are so many places out there where people are dealing drugs. We can't have that. We have to do a better job downtown. We just have to.

All I am saying is if there are any questions, just get them to us. Email them to us. Nobody is not going to respond to them. Peter I know will respond to it. Peter didn't discuss his past history. He asked Peter to tell people what projects he has worked on.

Peter said immediately preceding his time here, he was with a non-profit corporation at Liberty State Park helping the state to develop it. He was also with the Pinelands Commission for 6-7 years. He has a varied background.

Marinari said we have someone here that I put my trust into. Peter can tell you. From the very beginning, I worry about those people downtown who, unfortunately for them, are far, far less affluent than any of you sitting out there. These people have a tough time and they're really good people. Hopefully, now they will have some assistance in hooking up.

All these questions have been on my mind a long time. Hopefully, now some of them are being taken care of. I thank you all for coming out. Except for that gentlemen with that one question, his other points were fine. Don't ever say that this group right here takes a penny from anybody. We don't. We try to do the best for this community. We really do.

A woman from the audience said that it is important for people to go online and answer the questions on the survey. Trotta said that you could win a prize also. There will be a gift basket given out.

Trotta said again he wants to talk about communication. We understand in this day and age there's no print media to speak of. Even the last 2 papers that were in our area, the Tri-Town News recently stopped delivery. They were bought by another company, and the company decided we're not going there anymore. We have no control over who delivers a paper to the town and who doesn't. The Messenger Press left several years ago. The New Egypt Press disappeared. So there are very limited communication vehicles.

We do try to put things out on email alert. The problem is we don't have a big staff in this town, and the members of the committee are all volunteers. We have other jobs and things to do. We volunteer just like the school board members. Everybody who works in our town, the members of the Land Use Board, the members of the MUA, the members of the fire district, the school district are all volunteers. We all do this for the love of our town, trying to make it better.

There are always going to be differences in what people think is the better thing to do. We will try to improve our communication. There are very few outlets right now, but we will try to use them more. Sending a mailing to every home is cost-prohibitive. We just can't do it. We will try to use the monthly newsletter as we can. But, again, we don't have a staff to write things.

A woman from the audience asked if Lennar will be putting anything out about the community. Trotta said they will be advertising shortly. She said that from the questions it seems that it is a public relations problem. Trotta said that we will talk to Lennar about doing something additional. They have come forward with a lot of information up to this point. We will ask them for more. We are not afraid to ask them for information. We do that all the time.

A gentleman from the audience asked if Lennar ever came to a meeting to give a presentation. Trotta said they came to the Land Use Board meeting and gave a presentation.

Trotta said there will be one last question because the public comment section is over. Bill Lewis asked where the plant is going. Peter said it will be away from the water. It will be just below the existing buildings.

Bill Lewis added that with respect to Herb's comments, he said he has been here for 30 years. I live downtown. I pick up garbage. You can't walk the streets on Main Street without getting out in the middle of the road because the trees aren't trimmed. You can't use a township garbage can on the weekend or at night because they are overflowing. Everybody is asking us to put our trust into the MUA because they are going to take care of all the septic. I have no faith in the MUA when you can't put garbage in the garbage cans.

Mayor Trotta asked if there was any further business. There was none.

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

Respectfully submitted,

Dorothy J. Hendrickson, RMC  
Municipal Clerk