

June 10, 2010

The meeting was called to order at 7:00 p.m. by Mayor Docimo. The meeting was advertised in the following manner:

- A. Posting written notice on the official Bulletin Board in the Township Municipal Building on January 8, 2010
- B. Mailing written notice to The Gloucester County Times and The Courier Post on January 8, 2010
- C. Filing written notice with the Clerk of West Deptford Township on January 8, 2010

Roll Call:

Mr. Garrison, Ms. Szyborski, Mr. Cobb, Deputy Mayor Daws and Mayor Docimo were in attendance for this meeting.

Open Meeting to the Public:

Mayor Docimo opened the meeting to the public. A resident asked about the summer concerts at RiverWinds. The Mayor responded that concerts were sponsored by local businesses. When no one else chose to address the committee, Ms. Szyborski made a motion to close the meeting to the public and it was seconded by Mr. Garrison and approved by the entire committee.

The bill list was approved in a motion made by Mr. Daws. Mr. Garrison seconded the motion and the motion carried unanimously.

BILL LIST

WHEREAS, the Township Committee of the Township of West Deptford received and reviewed the "Bill List" as prepared by the Township Treasurer and the Purchasing Officer for the monthly period ending June 8th, 2010.

NOW, THEREFORE, BE IT RESOLVED that said "Bill List" as prepared by the Township Treasurer and the Purchasing Officer by approved and said Officials are authorized to render payments to each vendor appearing on the attached "Bill List." Adopted at a meeting of the Township Committee of the Township of West Deptford on June 10th, 2010.

Engineer:

1. **MUNICIPAL SEARCHES**

All Municipal Search Improvement requests are up-to-date. The Engineer received no municipal assessment searches this month.

2. **RIVERWINDS AT WEST DEPTFORD APPROVALS**

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Waterfront Development

At the request of NJDEP, we met with the Compliance Officer on May 10, 2010. Based on the site visit, the Compliance Officer requested that the Township provide status regarding compliance with the conditions of the original waterfront development permit and the condition of the buffers around the cove. We prepared a letter report to the NJDEP on behalf of the Township addressing all outstanding issues. The letter will be finalized and sent out by June 4, 2010.

A revised or modified application will need to be submitted to NJDEP once a revised plan and redeveloper is selected. The Township is required to submit an annual update, on the Marina Phasing Plan and construction of the dock/gangway, as required by the permit. We prepared a draft update report for Township review.

We discussed the redeveloper agreement with the Township's attorney and provided comments regarding the necessary NJDEP Land Use Regulation permits.

No Further Action Letter from NJDEP

A new NJDEP case manager has been assigned to RiverWinds. The original Memorandum of Agreement and Remedial Action Work plan will need to be revised for the proposed change in use (residential). The NJDEP has verified that the on-going remedial activities will be under the existing MOA and not the new regulations. The next step will be to present proposed plans once a redeveloper is selected.

Wetlands – Letter of Interpretation (LOI)

T&M has revised the comprehensive deed restriction plan, legal descriptions, and narrative. This information is currently under review by the Township's attorney. No change.

3. SHERWOOD UTILITIES

Sherwood Green

Township crews have minimal curb repairs to make within Sherwood Green. Otherwise, this project is complete. No change

Sherwood West

Project is complete.

4. PUBLIC WORKS GARAGE HVAC/EMERGENCY GENERATOR

The revised preliminary project scope of improvements of probable construction costs was submitted to the Township for review and comment upon receipt of authorization we will begin the project. No change.

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5. RIVERWINDS COMMUNITY CENTER – EMERGENCY GENERATOR

The Township has received confirmation that a \$200,000.00 grant has been issued to help defer costs for the installation of an emergency power backup generator for the facility. The project cost is projected to be about \$475,000.00, which includes engineering and a construction contingency.

The generator will supply power to the entire Community Center with the exception of the Aquatic Center. Supplemental funding is being explored for this project. No change.

6. COMMUNITY CENTER ALTERNATIVE ENERGY SOURCES

T&M has conducted an investigation of alternative energy sources to help defray utility costs being incurred to operate the Community Center. Our study assessed the site constraints, review alternatives, investigate grants and prepare construction cost estimates with operating costs for the installation of solar panels. We have updated our Financial Analysis based on sale of energy credits and advancements made in the industry. We are also investigating the option of installing the panels on the former U.S. Wetlands property, along with possible private partnerships. The NJDEP has indicated that, since the site is a failed mitigation site and about 1/3 of the credits were sold and the deed restrictions remained, the site is a preserved site. A replacement site may need to be provided to lift the restrictions. The next step is to submit a plan to start the conversations.

7. ROAD PROGRAM – COLUMBIA AVENUE

We will process the final paper work to submit the Final Payment Voucher to NJDOT for the remaining 25% of the Grant. No change.

8. NJDOT TRANSPORTATION ENHANCEMENT PROGRAM

Bicycle Route Grant

The preliminary plans are complete and have been submitted to the County for review. This project is being completed with a \$90,000.00 grant. No change.

9. 2009 NJDOT TATUM STREET PROJECT

Contracts are signed. Preconstruction conference was held on April 28, 2010. A Notice to Proceed was issued for May 10, 2010. Construction will be completed by June 30, 2010.

10. CENTER STREET (2005 STATE AID PROGRAM)

Contracts are signed. Preconstruction conference was held on April 28, 2010. Construction will start May 17, 2010 and will continue through July 7, 2010.

11. COMMUNITY DEVELOPMENT BLOCK GRANT – VIRGINIA AVENUE

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Contracts are signed. Preconstruction conference was held on April 28, 2010. Construction will be completed between May 10, 2010 and June 12, 2010.

12. FY2011 COMMUNITY DEVELOPMENT BLOCK GRANT

Applications completed and submitted to the county on March 31, 2010. The applications consisted of two projects, Sidewalk Improvements along Grove between Crown Point Road and Delaware Street and Concrete Repairs on Tatum, between Red Bank Avenue and Dubois Avenue. No change.

13. SEWER OPERATIONS

Pump Station Reports

Riverview Drive Sanitary Sewer

A proposal was submitted to the Township on May 17, 2010 to conduct an inspection of the sanitary sewer manholes located in the wooded area adjacent to Riverview Avenue and the Woodbury Creek, which are in need of repair. It is recommended, by T&M, that the investigation be conducted to identify the extent of the repair work before the NJDEP is contacted to discuss the environmental permits that would be required. The project area is situated within 500 feet from a tributary of the Woodbury Creek, which is tidally influenced and would be regulated by the Waterfront Development Law. In addition, based on our review of NJDEP i-MapNJ data base information, it appears that freshwater wetlands and freshwater wetland transition areas may also be present within the project area.

Mr. Daws made a motion to authorize the partial release of the cash escrow to D.R. Horton, Inc. for driveway & sidewalk concrete repairs at the Grande at Kings Grove Woods. His motion was seconded by Mr. Garrison and received unanimous approval of the committee.

**RESOLUTION OF WEST DEPTFORD TOWNSHIP, AUTHORIZING
THE PARTIAL RELEASE OF THE CASH ESCROW TO D.R. HORTON, INC.
FOR DRIVEWAY & SIDEWALK CONCRETE REPAIRS AT THE GRANDE
AT KINGS WOODS SECTION 2.2, 2.3, 4.4, 4.5 & 4.6 (MULTI-FAMILY HOMES)**

Mr. Garrison made a motion to designate Fieldstone Associates L.P. or its designee as redeveloper and authorizing the execution of a redevelopment agreement with respect to Block 328, Lot 7.01, Lot 7.06 and Lot 7.09 in connection with the West Deptford Township RiverWinds redevelopment plan. His motion was seconded by Ms. Szyborski and received unanimous approval of the committee.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
DESIGNATING FIELDSTONE ASSOCIATES L.P. OR ITS DESIGNEE AS REDEVELOPER
AND AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH
RESPECT TO BLOCK 328 LOT 7.01, LOT 7.06 AND LOT 7.09 IN CONNCTION WITH THE
WEST DEPTFORD TOWNSHIP RIVERWINDS REDEVELOPMENT PLAN**

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Mr. Garrison made a motion to authorize the execution of a long term lease agreement and a capital expense agreement with respect to Block 328, Lot 7.05 and 7.07 and redevelopment agreement with respect to Block 328, Lot 7.071 all with RJM, LLC or its designees in connection with the West Deptford Township RiverWinds redevelopment plan. His motion was seconded by Mr. Daws and approved by the entire committee.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING
THE EXECUTION OF A LONG TERM LEASE AGREEMENT AND A CAPITAL EXPENSE
AGREEMENT WITH RESPECT TO BLOCK 328, LOTS 7.05 & 7.07
AND A REDEVELOPMENT AGREEMENT WITH RESEPECT TO BLOCK 328,
LOT 7.071 ALL WITH RJM, LLC OR ITS DESIGNEES IN CONNECTION WITH
THE WEST DEPTFORD TOWNSHIP RIVERWINDS REDEVELOPMENT PLAN**

Mr. Daws made a motion to approve the extension of an interlocal services agreement as amended and now known as a shared service agreement between West Deptford Township and the County of Gloucester for the participation in the CDBG Grant Program and Home Investment Partnership Programs for Fiscal Years 2011-2013, inclusive.

**RESOLUTION APPROVING THE EXTENSION OF AN INTERLOCAL SERVICES
AGREEMENT AS AMENDED AND NOW KNOW AS A SHARED SERVICES AGREEMENT
BETWEEN THE TOWNSHIP OF WEST DEPTFORD AND THE COUNTY OF GLOUCESTER
FOR THE PARTICIPATION IN THE CDBG GRANT PROGRAM AND HOME INVESTMENT
PARTNERSHIP PROGRAMS FOR FISCAL YEARS 2011-2013, INCLUSIVE.**

Mr. Daws made a motion renewing a Plenary Retail Consumption Liquor License. His motion was seconded by Mr. Garrison and approved by the entire committee.

RESOLUTION RENEWING PLENARY RETAIL CONSUMPTION LIQUOR LICENSE

Mr. Garrison made a motion concerning the Renewal of Club Liquor License of Robert F. Jordan, V.F.W. Post No. 7125. His motion was seconded by Ms. Szymborski and approved by the entire committee.

**RESOLUTION CONCERNING RENEWAL OF CLUB LIQUOR LICENSE OF
ROBERT F. JORDAN V.F.W. POST NO. 7125**

Mr. Garrison made a motion concerning renewal of Plenary Retail Distribution Licenses. His motion was seconded by Ms. Szymborski and approved by the entire committee.

**RESOLUTION CONCERNING RENEWAL OF PLENARY RETAIL
DISTRIBUTION LICENSES**

Ms. Szymborski made a motion to refund various fees from RiverWinds Community Center. Her motion was seconded by Mr. Garrison and approved by the entire committee

**RESOLUTION FOR THE REFUND OF VARIOUS FEES FOR
RIVERWINDS COMMUNITY CENTER**

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Mr. Daws made a motion to authorize the West Deptford Township Tax Collector to prepare and mail Estimated Tax Bills in accordance with P.L. 1994, c. 72. His motion was seconded by Mr. Garrison and approved by the entire committee.

**RESOLUTION AUTHORIZING THE TOWNSHIP OF WEST DEPTFORD
TAX COLLECTOR TO PREPARE AND MAIL ESTIMATED TAX BILLS
IN ACCORDANCE WITH P.L. 1994, C. 72.**

Mr. Daws made a motion to authorize a one year extension of the contract between the Township of West Deptford and Botto's Italian Line Restaurant to provide catering services with alcoholic beverages at the RiverWinds Community Center. His motion was seconded by Mr. Cobb and approved by the entire committee.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD AUTHORIZING
A ONE YEAR EXTENSION OF THE CONTRACT BETWEEN THE TOWNSHIP OF
WEST DEPTFORD AND BOTTO'S ITALIAN LINE RESTAURANT TO PROVIDE
CATERING SERVICES WITH ALCOHOLIC BEVERAGES AT THE RIVERWINDS
COMMUNITY CENTER**

Mr. Daws made a motion to authorize a closed session for discussion of personnel matters. His motion was seconded by Mr. Cobb and approved by the entire committee.

**RESOLUTION (VERBAL) AUTHORIZING CLOSED SESSION
FOR THE DISCUSSION OF PERSONNEL MATTERS**

Closed Session:

The specific information and outcome of the closed session will be made public at a time when they are fully resolved.

Motion made to open the meeting to the public by Mr. Garrison and seconded by Mr. Cobb. Motion carried by all.

Mayor Docimo called for a motion to adjourn. Mr. Daws made the motion; a second was given by Mr. Cobb and approved by the entire committee.

Respectfully Submitted,

Amy Leso
Acting Township Clerk