

September 10, 2009

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 6, 2009
- B. Mailing written notice to The Gloucester County Times and the Courier Post on January 6, 2009.
- C. Filing written notice with the Clerk of West Deptford Township on January 6, 2009

Roll Call:

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

Township Clerk

The clerk presented the following licenses for approval:

<u>License</u>	<u>Organization</u>	<u>Date</u>
Raffle License	West Deptford Booster's Club	October 3, 2009
ABC – One-Day	West Deptford Booster's Club	October 3, 2009

The Bill List and the additions to the bill list were presented and moved upon by Mr. Daws. His motion was seconded by Mr. Garrison and approved by all.

BILL LIST RESOLUTION

WHEREAS, the Township Committee of the Township of West Deptford had received and reviewed the "Bill List" as prepared by the Township Treasurer and the Purchasing Officer for the monthly period ending September 8, 2009.

NOW, THEREFORE, BE IT RESOLVED that said "Bill List" as prepared by the Township Treasurer and the Purchasing Officer be 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 September 10, 2009.

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Engineer's Report

TOWNSHIP OF WEST DEPTFORD
September 4, 2009

1. MUNICIPAL SEARCHES

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

2. RIVERWINDS AT WEST DEPTFORD APPROVALS

Waterfront Development

A revised or modified application will need to be submitted to NJDEP once a revised plan and redeveloper is selected.

No Further Action Letter from NJDEP

We are contacting NJDEP to request that a new case manager be assigned to the project, since the previous manager is no longer with the department. We will be discussing the requirements for a revised remedial action plan, based on residential areas being added to the plan.

Wetlands – Letter of Interpretation (LOI)

NJDEP has requested additional documentation during their review of the LOI application submitted last year. T&M has prepared a comprehensive deed restriction and site wetlands plan. The plans are being revised to incorporate NJDEP comments. Met with NJDEP on site, prepared a plan of areas to be trimmed around the cove.

3. SHERWOOD UTILITIES

Sherwood Green

Township crews have minimal curb repairs to make within Sherwood Green. Otherwise, this project is complete.

Speed Humps in Sherwood Green

Once Township crews complete the installation of warning signs within Sherwood Green, this project will be complete.

Sherwood West

Concrete curb, sidewalk, and aprons are substantially complete in Sherwood West. Milling, grading and manhole resets of all streets should be completed by the end of this

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week. All roads except Ollerton Road have been base paved. Base paving on Ollerton Road started today, and should be completed by the middle of next week.

Verizon showed up this past week, claiming they had some outage repairs to perform. They have been making their repairs this week.

Surface Paving of Sherwood West will be scheduled once all of Batata Construction's work, including punch list items, is done, and Verizon and Comcast have completed the adjustments they are performing. We expect surface course paving to begin towards the end of this month.

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.

5. MOORE PROPERTY

The case manager indicated that NJDEP is considering a policy change regarding State funding of agricultural pesticide cleanups (the Moore property involves cleanup of agricultural arsenic). Since agricultural pesticides were applied rather than spilled, cleanup of such sites may be excluded from funding. The policy review committee has not yet reached a decision. The Case Manager instructed us to contact her office in two (2) weeks for an update.

6. 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.

7. 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 are updating 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.

8. ROAD PROGRAM – COLUMBIA AVENUE

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Grading, topsoil, seeding, and sod placement behind the curb at 1327 and 1337 Red Bank Avenue is scheduled for September 8. Contractor will also be finishing up the minimal punch list next week as well. Once all punch list items are complete and all closeout documentation is completed and received, we can submit the Final Payment Voucher to NJDOT for the balance of the reimbursement due to West Deptford Township.

9. NJDOT TRANSPORTATION ENHANCEMENT PROGRAM

Bicycle Route Grant

The preliminary plans are near completion and will be submitted to the County for review. This project is being completed with a \$90,000.00 grant. No change.

10. 2009 NJDOT TATUM STREET PROJECT

Design completed and submitted to NJDOT for review on July 22, 2009. We can advertise for bids upon receipt of the Township's approval.

11. CENTER STREET (2005 STATE AID PROGRAM)

Plans and specifications for sidewalk improvements are completed. The plans were sent to NJDOT. The project will be advertised for bids when directed by the Township. No change.

12. NJ ENVIRONMENTAL INFRASTRUCTURE TRUST – ECONOMIC STIMULUS PROGRAM

Permit Approval process is complete. The project has been pulled by the Township for FY 2009 loan agreements. The project will be requested to be added to the FY 2010 project list for possible funding. October 5, 2009 is the deadline notice to get back into the program for 2010.

13. COMMUNITY DEVELOPMENT BLOCK GRANT

On July 15, 2009, Gloucester County Housing and Community Development approved the Township's 2009 project to repair Virginia Avenue from Woodbury Terrace to Audubon Avenue. The \$50,000.00 grant will be made available on or about November 1, 2009.

PLANNING BOARD

The status of on-going Planning Board projects is as follows:

- a. Tilden Court – All punch-list items have been inspected and corrected. A letter of recommendation for release of the performance escrow Letter of Credit was issued on November 10, 2008, subject to the submission of a Maintenance Bond.

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- b. Eagle View Estates – Two (2) year maintenance bond expired in October 28, 2006.
- c. The Reserve at RiverWinds – Two (2) year maintenance bonds for the four sections expired in February 2009. A recommendation letter for release of the maintenance bonds was sent to WDT on May 26, 2009 after the developer agreed to pay WDT \$2,000.00 to cover the cost to repair one apron and mortar a curb block joint.
- d. Kings Woods, The Village – Sections 1.1 and 4.3 (Active Adults) are currently on a (2) year Maintenance Bond that expires on June 23, 2010. The spalling sidewalks were repaired and are included in the current maintenance bond.
- e. Kings Woods, The Grande – Sections 1.2, 2.1 and 4.1 (Single Family), are currently on a two (2) year maintenance bond that expires on July 2, 2010. T&M recommended performance bond release of Section 4.2 subject to the developer making payment in the amount of \$2,328.75 for the possible future basin access installation. T&M recommended WDT to accept this payment to satisfy the uncompleted item. Two dead trees were replaced in 665 Worcester Dr. after the homeowner complained to WDT. The apron on 536 Saxon Dr. in Section 1.2 was replaced (half) by D.R. Horton following a complaint by the homeowner. D.R. Horton addressed the punch-list items noted in T&M's inspection report and requested the release of the performance bond for Sections 2.2, 2.3, 4.4, 4.5, and 4.6 (Condos). T&M coordinated with the HOA to address pending issues and requested D.R. Horton to address them before a full release is recommended to WDT. A list of those issues was sent to D.R. Horton. T&M continues to provide inspection services to this site.
- f. Pelican Place – Two (2) year maintenance bond expired in February 2009. The developer, Hovbros Reserve, LLC, submitted a letter on March 2009 requesting the release of the maintenance bond. A maintenance bond inspection was performed by T&M and a release was recommended on a letter to WDT dated May 21, 2009. The HOA later informed that there are still items to be corrected regarding areas of pavement where ponding occurs and damages to curbs, but none were detected during the release inspection. T&M will investigate by inspecting 24 hours after a rain event and inform the developer and WDT if these items are verified to be correct.
- g. Sheppard's Farm – Project was on a two (2) year Maintenance Bond for landscaping that expired on May 10, 2008.
- h. Nottingham Estates – No additional C.O. inspections were made during this period. House construction has been stopped. Six (6) C.O.'s have been recommended to date. An inspection was made to assess the cost of pending municipal improvements due to the project inactivity. A second inspection was made to assess the condition of the storm water detention basin, due to homeowner's concerns. A report with recommendations was sent to WDT on June 23, 2009 addressing maintenance items. The HOA wrote a letter to WDT

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requesting clarification on several of these maintenance items due to the project being stopped. It is still unknown if the developer will finish the project, but T&M has knowledge of an attempt of the developer to reorganize. T&M made several recommendations to WDT in order to address the uncompleted municipal improvements by subcontracting the initial repair and maintenance work, with the HOA assuming maintenance responsibilities thereafter.

- i. Paradise Estates – Construction of new homes was stopped due to poor new home sales. A pending municipal improvements inspection was made on May 12, 2009 to assess the cost of the pending improvements, due to the project inactivity. No new certificates of occupancy were recommended during this period. The developer posted a new escrow in the form of a bank Letter of Credit.
- j. Elite Construction – Jessup Road – The corrections to the aprons noted on the T&M inspection punch-list was previously completed. The maintenance bond escrow in the form of a Letter of Credit was recommended for release in December 23, 2008.
- k. Victorian Walk – The contractor previously completed the placement of concrete for the remaining sidewalks. The top paving is pending. A bond reduction inspection was previously performed for sanitary sewer & concrete curb and a letter of recommendation was issued previously.
- l. ARM Building Addition – The project is completed. All concrete restorations have been completed; all sidewalks have been removed and replaced. A CO was recommended.
- m. Norwood Construction, Union Ave. – An inspection was made on June 29, 2009 to the completed project and a letter of recommendation was sent on June 30, 2009 listing corrective actions prior to any recommendation for performance bond release. The developer informed that the items were corrected and a verification inspection was performed.
- n. RiverWinds Restaurant – The curbs were completed. Asphalt surface paving was completed.
- p. RiverWinds Apartments – The developer posted additional escrow. Base paving was completed and temporary parking striping was completed. A temporary CO was recommended for Building #1 and sales office. An inspection was also made to assess the remaining work items for final completion.
- q. Dunkin Donuts Sanitary Sewer Extension – The sewer line construction is complete and was successfully tested. All restoration work is complete.

In addition to the report, the committee approved payment of \$231,853.30 for Sherwood Infrastructure Program in a motion given by Ms. Szymborski and seconded by Mr. Cobb. Motion carried unanimously.

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Ms. Szymborski moved on the following resolution and her motion was seconded by Mr. Cobb and approved by entire committee.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
COUNTY OF GLOUCESTER, NEW JERSEY
ESTABLISHING THE DEFINITIVE TERMS AND CONDITIONS OF THE
REFUNDING TO BE EFFECTED THROUGH THE ISSUANCE OF THE TOWNSHIP'S
GENERAL OBLIGATION REFUNDING BONDS SERIES C OF 2009 (TAXABLE)**

Mr. Daws introduced and motioned to approve this resolution. His motion was seconded by Mr. Cobb and approved by all.

RESOLUTION FOR THE REMOVAL OF WATER AND SEWER CHARGES

Since the committee wished to enter into a closed session to discuss the Police Contract Negotiations, Mr. Cobb moved to approve this resolution and his motion was seconded by Mr. Garrison. Motion unanimously approved.

**RESOLUTION AUTHORIZING CLOSED SESSION FOR
DISCUSSION OF PERSONNEL**

Closed Session

In the closed session, Mr. Campo presented the latest proposals associated with the police contract negotiations. The committee responded and a final offer will be presented to this union. The outcome of this and other closed sessions pertaining to this issue will be made public when the negotiations are finalized.

Motion to open given by Mr. Daws with a second from Mr. Garrison. Motion carried by all.

Mr. Garrison moved to present the agreed upon contract issues to the police union was seconded by Mr. Daws and approved by the entire committee.

A motion to adjourn this meeting was given by Mr. Daws and seconded by Mr. Garrison. Motion carried by all.

Respectfully Submitted,

Raymond L. Sherman
Township Clerk