

May 14, 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. Garrison, Mr. Cobb, Ms. Szymborski, and Mayor Docimo were in attendance for this meeting. Mr. Laws did not attend this meeting.

Public Comment

When no one addressed the committee, Mr. Cobb moved to close the public comment period for the meeting. His motion was seconded by Mr. Garrison and approved by all.

The Bill List and additions were approved in motion given by Ms. Szymborski with a second from Mr. Garrison. Motion carried unanimously.

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 May 12, 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 May 14, 2009.

**PROCLAMATION OF THE BOB OLDT AWARD
MARCIA MATTSON**

Engineer's Report

1. MUNICIPAL SEARCHES

All Municipal Search Improvement requests are up-to-date. The Engineer received no municipal assessment searches in April 2009.

2. VERGA FIRE STATION

Handicap Accessibility Upgrades

Project continues to be on hold pending receipt of comments from the Fire Department.

3. RIVERWINDS AT WEST DEPTFORD APPROVALS

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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 will be preparing a revised Remedial Action Plan for submission to NJDEP once the site plans for the balance of the site are finalized. We anticipate that the residential areas will require a two (2) foot soil cap.

RiverWinds Hotel Conference Area Site – No activities to report.

4. THE POINT

Payment in the amount of \$104,992.92 was received from NJDOT on May 5, 2009. The project will now be closed out.

5. 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

The award of Contract 16 (Roadway Milling, Grading and Concrete Installation in Sherwood West) is being contested, thus delaying start of the actual construction. The case is being heard in court on May 11, to determine which contractor will be awarded the contract. We hope to begin actual construction shortly after the court hearing.

Specifications for Roadway Materials for Sherwood West (Contract 15), which will be used for the purchase of asphalt and aggregate (DGA) for the Township's use in paving the streets in Sherwood West, will be sent to NJDEP for their Authorization to Advertise by the end of this month. Paving is expected to begin in August.

6. 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.

7. MOORE PROPERTY

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Yang Cao, the NJDEP grant coordinator indicated that the technical scope of work for the remediation is under review by the case manager. We have not received a response to a recent status update request. We are still awaiting a response from Yang Cao, the NJDEP case manager, for an update on the progress of their technical review. No change.

8 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 are 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. We are exploring the possibility of submitting this project as an economic Stimulus Application.

9. 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.

An option is to combine the project with the RiverWinds generator project, explore options available from PSE&G loan program or a possible grant as part of the proposed economic stimulus program. We are also investigating the option of installing the panels on the former U.S. Wetlands property.

10. ROAD PROGRAM – COLUMBIA AVENUE

The contract has been awarded to American Asphalt Company. The Notice to Proceed has been issued for May 11, 2009.

11. 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.

12. 2009 NJDOT TATUM STREET PROJECT

Design is near completion. The field survey is completed and preliminary design is started. The project will be submitted to NJDOT for review by May 15, 2009. We expect to be advertising for bids in early June after we receive NJDOT's approval.

13. CENTER STREET (2005 STATE AID PROGRAM)

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Plans and specifications for sidewalk improvements are completed. The plans will be sent to NJDOT for review by May 8, 2009.

14. NJ ENVIRONMENTAL INFRASTRUCTURE TRUST – ECONOMIC STIMULUS PROGRAM

The NJDEP informed us Pump Station No. 10 will not require a Waterfront Development Permit. T&M submitted a withdrawal of the application, the wetlands permit is pending, as are waterfront development and wetlands permits for Pump Station No. 6.

The three (3) pump station applications submitted for TWA have been deemed administratively complete. No further comments have been received.

The EIT Program ranked the pump station upgrade project as number 232 in the State of New Jersey on the State Clean Water Project Priority List. This ranking provides the Township with \$1,270,000.00 of principal forgiveness funding towards the \$2,539,000.00 project cost. However, at this time only projects ranked 1-94 are within the total budget available for principal forgiveness.

15. FY2010 – NJDOT LOCAL AID PROGRAM

Applications are due on June 18, 2009. We will be discussing options with the Township.

PLANNING BOARD

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

- a. Tilden Court – A Maintenance Bond is still pending submission by the developer. All punch-list items have been inspected and corrected. A letter of recommendation for performance escrow Letter of Credit release was issued on November 10, 2008.
- b. Kings Crossing – Project currently on a two (2) year maintenance bond.
- c. The Reserve at RiverWinds – Two (2) year maintenance bonds expired in February 2009. The developer, Hovbros Reserve, LLC, submitted a letter on March 24, 2009 requesting the release of the maintenance bond. A maintenance bond inspection was performed by T&M and a recommendation for release of two out of four maintenance bonds was sent to WDT until minor items were addressed.
- d. Kings Woods, The Village – Sections 1.1 and 4.3 (Active Adults) are currently on a (2) year Maintenance Bond. The sidewalks 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. T&M and D.R. Horton re-inspected the properties with outstanding drainage complaints of the Worcester Dr. homes in Section 4.2 after a 24 and a 48-hour heavy rain event. No ponding

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was noticed on the rear yards, the grass had continued to grow and coverage had improved. T&M confirmed with a homeowner that the improvement was due to work done by the homeowners themselves. The access to the storm water management basin "D" near Grove Road detailed in the project drawings was obstructed by the fence installed by the homeowners with permission of the oil fuel pipe company that owns the pipe easement. An alternate access may be provided from Grove Road through the County right of way. Top paving, striping and signage were previously completed to the parking and streets in Sections 2.2, 2.3, 4.4, 4.5 and 4.6 (Condos). These sections were previously inspected and a punch-list was developed. The punch list was reviewed with D.R. Horton and they began to address the punch-list items during this period.

- 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.
- g. Nottingham Estates – No additional C.O. inspections were made during this period. Six (6) C.O.'s have been recommended to date.
- h. Paradise Estates – Construction of new homes was stopped last year due to the economic situation, which reflected poor new home sales. No new certificates of occupancy were recommended during this period.
- i. Elite Construction – Jessup Road – The corrections to the aprons noted on the T&M inspection punch-list were previously completed. The maintenance bond escrow in the form of a Letter of Credit was recommended for release in December 23, 2008.
- j. Victorian Walk – No activity this period. 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 also issued previously.
- k. ARM Building Addition – The project is completed. All concrete restorations have been completed; all sidewalks have been removed and replaced. A CO was recommended.
- l. Norwood Construction, Union Ave. – The project is completed and under Maintenance Bond.
- m. RiverWinds Restaurant – The front entrance base paving and the parking lot's paving is not complete. The curbs are 95% complete. The contractor's attention remains on the building construction.
- n. RiverWinds Apartments – Site drainage work is in progress. The developer was requested to post additional escrow and all inspections were stopped by instructions of WDT until the additional escrow is posted.

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- o. Dunkin Donuts Sanitary Sewer Extension – The sewer line is under construction and no additional conflicts have been encountered. A total of 80 ft of pipe have been installed.

The following similar four resolutions were introduced by the Mayor and moved upon for passage by Mr. Cobb with a second from Mr. Garrison. The resolutions were approved by a unanimous vote of this committee.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR
HOVBROS RESERVE, LLC
FOR THE PROJECT KNOWN AS THE RESERVE AT RIVERWINDS
WATER & SEWER IMPROVEMENTS FOR SECTION 1**

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR
HOVBROS RESERVE, LLC
FOR THE PROJECT KNOWN AS THE RESERVE AT RIVERWINDS
WATER & SEWER IMPROVEMENTS FOR SECTION 2**

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR
HOVBROS RESERVE, LLC
FOR THE PROJECT KNOWN AS THE RESERVE AT RIVERWINDS
LANDSCAPING IMPROVEMENTS FOR SECTION 1**

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
AUTHORIZING RELEASE OF A MAINTENANCE BOND FOR
HOVBROS RESERVE, LLC
FOR THE PROJECT KNOWN AS THE RESERVE AT RIVERWINDS
LANDSCAPING IMPROVEMENTS FOR SECTION 2**

Ms. Szymborski moved on the following resolution with a second from Mr. Cobb. Motion to approve this resolution passed unanimously.

**RESOLUTION OF THE TOWNSHIP OF WEST DEPTFORD
AUTHORIZING THE REMOVAL OF WATER CHARGES
REPRESENTING DEDUCTIONS FOR QUALIFYING SENIOR CITIZENS
AND DISABLED PERSONS AT THE
WHITE SWAN MANUFACTURED HOUSING COMMUNITY**

The next resolution was unanimously approved after a motion was given by Mr. Cobb with a second from Mr. Garrison.

**RESOLUTION FOR THE CANCELLATION, APPLICATION
AND/OR REFUND OF TAXES**

Mr. Cobb then moved to approve this resolution with a second from Mr. Garrison. Motion carried by all.

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

The next item on the agenda was introduced and a motion to approve given by Ms. Szymborski and seconded by Mr. Cobb. Motion carried by all.

RESOLUTION FOR THE REMOVAL OF WATER AND SEWER CHARGES

The last agenda item this evening was moved for approval by Ms. Szymborski and seconded by Mr. Cobb. This item was unanimously approved by the committee.

**REFUNDING BOND ORDINANCE
AUTHORIZING THE ISSUANCE OF UP TO \$5,750,000,
AGGREGATE PRINCIPAL AMOUNT, GENERAL OBLIGATION REFUNDING BONDS
OF THE TOWNSHIP OF WEST DEPTFORD,
COUNTY OF GLOUCESTER NEW JERSEY**

Since there was no further business to act upon at this meeting, Ms. Szymborski moved to adjourn the meeting. Her motion was seconded by Mr. Cobb and approved by all.

Respectfully submitted

Raymond L. Sherman
Township Clerk