

Township of Washington  
Council Meeting  
July 27, 2011  
Washington Township Municipal Building  
7:00 P.M.

Council President Del Borrello called the meeting to order. He asked everyone to stand for the pledge of allegiance to the flag.

Council President Del Borrello delivered the Sunshine Law and the awareness for the town and video notice.

Roll Call: Mr. Newman – present, Mr. MacDowell – present, Mr. D’Orazio – present, Mr. Morley – present, Mr. Del Borrello – present, Mr. Chell – present, Mrs. Breslin – absent, Mrs. Bileci– present

Council President Del Borrello thanked former Mayor Matt Lyons for his service as a Councilman and Mayor for the Township of Washington.

Mr. Morley explained that Council held a special meeting to vote on authorizing estimated tax bills as a precaution as a result in the delay of State Aid Certifications. He reported that the State was able to certify the rate and estimated bills were not needed.

**REPORTS:**

Mr. Newman reported that summer sports are wrapping up and that Mother’s Cupboard is always accepting donations.

Mr. MacDowell reported that the July 3<sup>rd</sup> celebration was well attended and a huge success and that they are already gearing up for next year’s event.

Mr. D’Orazio commented on the opening of many new businesses in town such as Dublin Square, Dollar General.

Mr. Morley reported that the School Board voted to use the additional State to offset their tax levy.

Mr. Del Borrello reported that the Historical Commission along with the WTPD will be hosting a location at the Old Stone Village for National Night Out on Tuesday, August 2. He also explained that the Historical Commission will be working on the use of bar codes for smart phones to give virtual tours of the buildings located at the Old Stone Village.

**PRESENTATION: ATKINS GROUP – WASHINGTON SQUARE PARTNERS**

Mr. Nick Menas introduced himself as the attorney representing Washington Square Partners. He explained a brief history of the project and stated that it is 37 acres used for redevelopment purposes and they would like to bring a town square concept to Washington Township in conjunction with receiving a PILOT agreement. Mr. Steve Stantola spoke on behalf of the project explaining that the Atkins Group are redevelopers who have completed many projects throughout the State of New Jersey. He explained that the concept plan abides with the redevelopment law and consists of 70,000 square feet of retail space; 90,000 sq. feet of office space; 330 apartments; 100 townhomes. He explained that

they were making this presentation to Council to present the PILOT program to them. Mr. Scott Fishbone explained the general concept of a PILOT Program. He stated that a PILOT is only offered under the redevelopment law. He explained that it allows a municipality to keep 95% of the taxes. He also stated that one change to the original plan was that the for sale townhomes were excluded from the PILOT. He explained to Council that the original site now generates \$8,182.00 in taxes. He asked them to consider the current taxes versus their conceptual plan.

Mr. Menas asked Council President to form a bipartisan subcommittee to help formulate the PILOT.

Council President Del Borrello asked to be on the committee as well as Councilman MacDowell, and Mary Breslin.

ORDINANCE #12-2011: ORDINANCE REZONING THE PROPERTY KNOWN AS BLOCK 101, LOT 1, 3101 STATE HIGHWAY, ROUTE 42 FROM THEIR CURRENT ZONING NEIGHBORHOOD COMMERCIAL (NC), TO HC-HIGHWAY COMMERCIAL ZONING

Public Hearing

Mr. Del Borrello read and explained the Ordinance.

Motion to open to the Public:	Mr. MacDowell, Mr. Morley
Motion to close to the public:	Mr. Newman, Mr. MacDowell
Motion to Move Ordinance #12-2011:	Mr. Newman, 2 <sup>nd</sup> Mr. Morley
Roll Call 5 yes votes	

ORDINANCE #13-2011: ORDINANCE AMENDING CHAPTER 168 ENTITLED PEACE AND GOOD ORDER

First Reading

Mr. Del Borello read the Ordinance. Mr. Chell explained due to recent Court decisions some provisions of the Township Peace and Good Order Ordinance have to be revised to ensure that they are constitutional and not pre-empted by State Law

Motion to move Ordinance #13-2011:	Mr. Newman, 2 <sup>nd</sup> Mr. D'Orazio
Roll Call: 5 yes	

ORDINANCE #14-2011: ORDINANCE AMENDING CHAPTER 186 ENTITLED RESIDENTIAL PARKING PERMITS

First Reading

Mr. Del Borrello read the Ordinance.

Councilman D'Orazio stated that he feels that this will be an inconvenience to the residents and feels that there may be better options for this situation. He asked that at the public hearing to hear both sides of the argument.

Motion to move Ordinance #14-2011:	Mr. Del Borrello, 2 <sup>nd</sup> Mr. Newman
Roll Call: 4 yes, 1 no - Mr. D'Orazio	

RESOLUTION #89-2011: RESOLUTION AUTHORIZING THE RENEWAL OF ALCOHOLIC BEVERAGE CONTROL LICENSE FOR LONE STAR STEAKHOUSE AND SALOON OF NJ INC

Motion to Move Resolution #89-2011: Mr. Newman, Mr. Morley  
Roll Call: 5 yes votes

RESOLUTION #90-2011: RESOLUTION APPROVING THE REDUCTION OF THE PERFORMANCE BOND OF "FBF REALTY, LLC" LOCATED ON GLASSBORO -CROSS KEYS ROAD BLOCK 84.11, LOT 1, BLOCK 84.14, LOT 2.06

Mr. Del Borrello asked for clarification, if a letter was received from the Engineer recommending the reduction. Mr. Chell stated, yes, it was dated June 16, 2011.

Motion to move Resolution #90-2011: Mr. Morley, 2<sup>nd</sup> Mr. MacDowell  
Roll Call: 5 yes votes

RESOLUTION# 91-2011: A RESOLUTION CANCELING TAXES FOR A TOTALLY DISABLED VETERAN ARTHUR WELINSKY LOCATED AT BLOCK 195.03, LOT 13 EFFECTIVE JULY 1, 2011 AND THEREAFTER AND REFUNDING TAXES PAID

Motion to move Resolution #91-2011: Mr. Mac Dowell, 2<sup>nd</sup> Mr. Morley  
Roll Call: 5 yes votes

RESOLUTION #92-2011: RESOLUTION OF THE TOWNSHIP OF WASHINGTON REJECTING ALL BIDS FOR THE RECONSTRUCTION OF HARVARD AND HYANNIS AVENUES

Motion to move Resolution #92-2011: Mr. Newman, 2<sup>nd</sup> Mr. D'Orazio  
Roll Call: 5 yes votes

RESOLUTION #93-2011: RESOLUTION APPROVING THE MUNICIPAL AUDIT FOR CALENDAR YEAR 2010

Motion to move Resolution #93-2011: Mr. Newman, 2<sup>nd</sup> Mr. MacDowell

Mr. Morley stated that he reviewed the audit and the findings were not material and is comfortable with approving it.

Roll Call: 5 yes votes

RESOLUTION #94-2011: RESOLUTION APPROVING THE CORRECTIVE ACTION PLAN

Motion to move Resolution #94-2011: Mr. Newman, 2<sup>nd</sup> Mr. Morley  
Roll Call: 5 yes votes

RESOLUTION #95-2011: A RESOLUTION APPROVING AND AUTHORIZING A LIEN ON REAL PROPERTY OF THE TOWNSHIP OF WASHINGTON FOR MAINTENANCE WORK PERFORMED BY THE TOWNSHIP OF WASHINGTON

Motion to move Resolution #95-2011: Mr. Newman, 2<sup>nd</sup> Mr. Morley  
Roll Call: 5 yes votes

RESOLUTION #96-2011: RESOLUTION AUTHORIZING WASHINGTON TOWNSHIP TO APPLY FOR A GRANT FROM THE NEW JERSEY DIVISION OF HIGHWAY TRAFFIC SAFETY FOR PARTICIPATION IN THE OVER THE LIMIT UNDER ARREST 2011 IMPAIRED DRIVING CRACKDOWN PROGRAM

Motion to move Resolution #96-2011: Mr. MacDowell, 2<sup>nd</sup> Mr. Newman  
Mr. D'Orazio asked if this was completely funded by the State specifically the overtime. Mr. Chell stated yes.

Roll Call: 5 yes votes

RESOLUTION #97-2011: RESOLUTION AWARDED CONTRACT TO PROVIDE ADDED ASSESSMENT SERVICES TO E & A ASSOCIATES LLC

Motion to move Resolution #97-2011: Mr. Newman, 2<sup>nd</sup> Mr. D'Orazio

Mr. D'Orazio stated that we are investing \$5,000 to collect some tax money. He asked if there could be a follow up to confirm if the investment has paid off.

Roll Call: 5 yes votes

RESOLUTION #98-2011: RESOLUTION AUTHORIZING A CLOSED SESSION OF THE TOWNSHIP OF WASHINGTON TO DISCUSS THE STATUS OF LITIGATION INVOLVING CROVETTI V. WASHINGTON TOWNSHIP, LAFFERTY V. WASHINGTON TOWNSHIP ET AL; AND PERSONNEL

Motion to move Resolution #98-2011:  
Roll Call: 5 yes votes

APPROVAL of BILL LIST:

Motion to approve Bill List #1 with Addendum 1 &2 : Mr. Del Borrello, 2<sup>nd</sup> Mr. MacDowell  
Roll Call: 5 yes votes

Motion to approve Bill List #2: Mr. D'Orazio, 2<sup>nd</sup> Mr. Newman  
Roll Call: 5 yes votes

APPROVAL of MINUTES:

Motion to approve May 25, 2011 and June 22, 2011: Mr. Del Borrello, 2<sup>nd</sup> Mr. MacDowell  
Roll Call: 5 yes votes

Motion to approve July 18, 2011: Mr. Morley, 2<sup>nd</sup> Mr. D'Orazio  
Roll Call: 3 yes, 2 abstentions - Mr. Newman, Mr. Del Borrello

**PUBLIC PARTICIPATION:**

Motion to open to the public: Mr. Morley, 2<sup>nd</sup> Mr. MacDowell  
All in Favor

**Sam Micklus – 4 Annette Court**

Mr. Micklus asked if there was any progress on updating the sign ordinance. Mr. Newman explained that an email was sent to the Planner. He stated that he would follow up on the matter.

He also commented on the 4<sup>th</sup> of July. He stated that we should start now to help raise funds for the Parade next year. He lastly, stated that as the Chairman of the Economic Board of Development, he wants Council to note that it is important to utilize the tools afforded under a redevelopment zone with respect to attracting new businesses in the township.

Council went into Closed Session.

Motion to resume into open session: Mr. Newman, 2<sup>nd</sup> Mr. MacDowell

Mr. Newman made a Motion to consent to the appointment of Meredith Tomczyk as the Chief Financial Officer for the Township. The motion was seconded by Mr. MacDowell.

Roll Call: 2 yes votes – Mr. Newman, Mr. MacDowell, 3 No votes – Mr. DelBorrello, Mr. Morley, Mr. D'Orazio

Motion to adjourn: Mr. Newman, 2<sup>nd</sup> Mr. Del Borrello

Respectfully Submitted,

  
Jennica Bifeci  
Township Clerk