

WESTAMPTON TOWNSHIP COMMITTEE MEETING  
6:30 PM Closed Session 7:00 PM Regular Meeting

MARCH 24, 2009

The meeting was called to order at 7:00 PM by Mayor Sidney Camp. Requirements of the Sunshine Law were read. This meeting was advertised in the Burlington County Times January 6, 2009. The flag was saluted and there was a moment of silence.

Roll Call:

Committeeman Adams	Present
Committeeman Daniels	Present
Committeeman Maybury	Present
Committeeman Robbins	Present
Mayor Camp	Present

Richard Rybak, Solicitor, was present.

Donna Ryan, Clerk/Administrator, was present.

Minutes of the March 10, 2009 meeting. Closed Session minutes of March 10, March 11 & March 17, 2009. Motion to accept by Mr. Adams, second by Mr. Maybury. All voted yes, with the exception of Mr. Daniels, who abstained for the following minutes: 3/10/09 (both sets) & 3/11/09.

**Scheduled Appointments**

6:30 PM Closed Session – personnel matters

7:30 PM Project Freedom

**Open Meeting to Public for Comment on Agenda Items**

There was no comment made.

**Old Business**

Beazer Homes – we still waiting for details on the punch list, and are trying to narrow this down to the items on the December punch list

Timbuctoo – we are waiting to hear if the Temple University student will be here this week or next to meet with residents to get background history

Rancocas Community Center – negotiations are continuing, according to Solicitor Rich Rybak

## **New Business**

1. Burlington County Bridge Commission – meeting 3/31/09 (School District Consolidation) – the meeting has been cancelled and will be re scheduled.
2. Raffle License #6-2009 (Crescent Temple Shrine – Casino Night 5/15/09) – motion to approve by Mr. Daniels; second by Mr. Maybury. All voted yes.
3. Raffle License #7-2009 (St. Joan of Arc PTA 5/4/09) – motion to approve by Mr. Adams; second by Mr. Daniels. All voted yes.
4. Appoint Officer Ryan Bieri as permanent member of Police Department – motion to approve by Mr. Adams; second by Mr. Maybury. All voted yes.
5. Appoint Public Defender – motion to appoint Tracy Riley by Mr. Maybury; second by Mr. Daniels. Mr. Robbins stated that some experience is important for the court process. Both applicants would cost the Township approximately the same amount of money; Mr. Prisco has over 12 years of experience, while Ms. Riley is a very new attorney. Mr. Adams and Mr. Robbins voted no, Mayor Camp voted yes.

## **Ordinances**

- 3-2009 Ordinance Amending Chapter 250-58.1.C (Development Fees) – second reading. Motion to approve by Mr. Robbins; second by Mr. Maybury. All voted yes. This was opened to the public for comment; there was no comment from the public.
- 4-2009 Ordinance Establishing a Cap Bank – first reading. Motion to approve by Mr. Daniels; second by Mr. Maybury. All voted yes. Second reading would be on April 14, 2009.

## **Resolutions**

52-09 Payment of Vouchers – motion to approve by Mr. Adams; seconded by Mr. Robbins. All voted yes. Mr. Robbins had a few questions on the bill list. The first was a bill listed under emergency medical services on page 8. Donna explained that this was charged to our animal control account, we must pay if our animal control officer picks up an injured animal, we are obligated to pay according to the state. If the owner is found, the owner would have to pay the bill. The second item appears on page 9; all of the bills related to recreation have not received approval from the Township Committee before being paid. Mr. Robbins stated that he thinks the ordinance indicates that expenditures should be approved by the Township Committee in advance. Donna said we do not use that procedure.

53-09 2009 Budget - motion to approve by Mr. Daniels; seconded by Mr. Maybury. All voted yes. Mr. Robbins has a question regarding the parks and recreation budget. He asked what it was, Donna answered that it is a salary. He remarked that our bills for electricity and gas have climbed significantly, is this just a rate increase or did we have additional utilities come on line. Donna answered that the larger bills are due to rate increases only.

54-09 2008 Recycling Tonnage Grant - motion to approve by Mr. Maybury; seconded by Mr. Adams. All voted yes.

55-09 Transfer of Appropriation Reserves – motion to approve by Mr. Robbins; seconded by Mr. Maybury. All voted yes.

56-09 Cancel Taxes, Block 1501, Lot 5 – motion to approve by Mr. Robbins; seconded by Mr. Daniels. All voted yes.

57-09 Cancel Taxes, Block 203.07, Lot 21 – motion to approve by Mr. Robbins; seconded by Mr. Adams. All voted yes.

58-09 Bond Reduction, Mark Investment (Walgreen's), Block 1203, Lots 19, 20 & 21 – motion to approve by Mr. Maybury; seconded by Mr. Daniels. All voted yes.

59-09 Execution of Interlocal Agreement with Eastampton Township Court – motion to approve by Mr. Daniels; seconded by Mr. Robbins. All voted yes. Mr. Robbins asked what the net savings would be. Eastampton Township will pay us about \$70K a year to run their court.

60-09 MACCS Joint Purchasing Agreement – motion to approve by Mr. Maybury; seconded by Mr. Adams. All voted yes. This purchasing agreement saves us about \$6K and is for the Westampton Courts Condo Association.

61-09 Click It or Ticket – motion to approve by Mr. Robbins; seconded by Mr. Maybury. All voted yes.

62-09 Closed Session – motion to approve by Mr. Maybury; seconded by Mr. Daniels. All voted yes.

### **Correspondence**

1. Alliance for Action Inc. – meeting 3/27/09 @ 8:15 AM. Mr. Daniels will plan on attending this meeting. Donna would confirm his attendance.

### **Workshop Items**

Sports Complex – Phase II – nothing on this yet, Donna is still answering the State's questions on Phase 1, it will be on the next agenda to decide what will be included in Phase II. Everything should be seeded by next week. Paving should take place towards the end of April. Phase 1 should be completed by May 15.

Fernwood Springs Farm – Open Space – there is still work to be done on the ordinance and then it will need to go to the LDB. The time line for the amendment is this summer.

Project Freedom - presentation would start at approximately 7:30 PM this evening.

Environmental Resource Inventory – Donna filed this application yesterday and should hear by May 15th if we get the grant.

### **Dates to remember**

4/4/09 – Westampton Recreation's Annual Easter Egg Hunt 9:30 AM - 11:30 AM

5/2/09 – Rancocas Ham Supper

4/7/09 – Homeowner's Foreclosure Help at ReMax Center in Marlton

3/31/09 – NJ League of Municipalities Housing Summit – the Keynote speaker will be Michael Nutter, Mr. Daniels would be attending. Topics of discussion would include the newest legislation regarding COAH, etc. This is an all day session.

### **Comments**

Chief Wylie Johnson – the EMS/Fire Department has the senior program on the website now, for smoke detectors, etc.

Solicitor Rich Rybak – the ordinance may not be clear when speaking of the Recreation Committee and approval of expenditures.

Mr. Daniels – is attending the League of Municipalities meeting tomorrow

Mr. Maybury – met with the senior citizens; the EMS/Fire website is impressive, he has been using the live dispatch

At this point the meeting was opened to the public for comment.

### **Comments from the Public**

Janet Francis, 79 Westwind Way – asked why residents had to pay for recycling buckets if we get a grant. Marion Karp explained that the grant is not enough to subsidize the entire cost of the buckets; therefore, the residents had to pay half. The recycling grant is also used to pay for half of the cost of each paper/cardboard cart, the County picks up the other half.

Tom DiOrio, 151 Kings Road – asked about the new trash hauler, wanted to know what time they would be out in his area. It was impossible to determine as they would set their own schedule. They missed Kings Road one week. Donna Ryan explained that we were still working out the kinks with the new trash hauler.

## **Project Freedom Presentation**

Tim Doherty, executive director of Project Freedom was present. Project Freedom was formed in 1984. Their mission is to develop housing and programs that support an independent lifestyle. Some alternatives to this type of housing are group homes, amongst others. Their housing model is lease based, non intrusive and provides for barrier free housing as well as tax credits. The units consist of large 1 & 2 bedroom apartments with community centers, on site staff and management, a gazebo and off street parking. They build, develop and manage all of their own properties.

Incomes required to qualify are approximately 60% of the area median income, which is approximately \$81K/year. To qualify, a one person household must earn less than \$35,880, a two person household less than \$40,980 and a 3 person household less than \$46,140 per year.

Qualifying disabilities include cerebral palsy, multiple sclerosis, brain trauma, severe arthritis, developmental disabilities, seizure conditions, etc. Tenants are selected on the basis of their income and disability need. Credit checks and criminal background checks are done, home visits, personal references taken, as well as previous housing history. There are various sources of funding.

Site selection is based on consumer need and neighborhood amenities such as transportation, shopping and services and generally consists of 50 or more housing units. A development like this would help with a town's COAH obligation.

Their development team includes a planner, architect, engineer, attorney, and a construction manager. All of the projects have good reserves, support services on site, guaranteed operation and maintenance, attractive housing products and work with outside social service agencies. The variety of housing types can be seen on the website, [www.projectfreedom.org](http://www.projectfreedom.org). Manager's offices are contained in the on site community center.

Mr. Robbins asked if criminal background checks were done, Mr. Doherty answered that they would be.

Mr. Maybury asked what kind of project they envisioned for Westampton Township, how many units, etc. Mr. Doherty stated they needed to know how much land would be acquired, they usually would build 50-60 units, and the rents would be low, somewhere around \$200/month. They could accomplish this on about 10 acres if constructed as single units; it would depend on how much green area the Township would like to preserve. They have learned from other projects that they didn't need as much parking space as they have installed in other projects.

Mr. Daniels asked how they defined disability, and how it would be possible to get around substance abuse disability, if someone was classified under ADA as disabled. Mr. Doherty stated that they have tried to keep their definition of disability as wide as possible in order to serve as many people as possible. With a total of 189 units, they haven't experienced a problem yet. They don't target seniors specifically but seniors do come to them. They try to make sure

the residents have the elements for success. There are no architectural renderings at this point in time.

Harry McVey, Township Planner commented that the type of building constructed would relate to the topography of the site, whether or not wetlands were found on site, etc. He has dealt with this organization in other towns. Westampton would get extra credit for providing rental housing as well. These units generally do not generate children and COAH places limits on how many individuals can occupy a unit. In towns that have had problems with COAH housing, it is because there is no onsite management/presence.

Mr. Daniels asked what special preparations would our EMS and police have to make. Mr. Doherty stated that there is nothing special that they would have to do. He might recommend that some meetings take place to go through some of the things that these residents might face. There are Knox boxes at all locations and all apartments are fully sprinklered. Mayor Camp asked when the Hamilton location was built; it was in 2001.

The meeting was now opened to the public for comment.

Tanya Ray, 20 Westwind Way – asked if the background checks were felony or misdemeanor or both. Mr. Doherty answered that both are done. She asked about building architecture, at this point it has not been determined, but there would not be a midrise building. She asked if he could produce data that would support his claim that real estate values would increase, as he had stated earlier in his presentation. Mr. Doherty stated that real estate values had risen in Lawrence Township. She asked if this were true in the Robbinsville development. He stated that Robbinsville is a very high rent district; he knows the values did not decline. She is concerned about traffic. They could build sidewalks in the area. She asked if more public transportation would be expected in the area. Project Freedom offers private transportation for their residents. Harry McVey stated that the Burlink bus does serve the area; there would not be additional public transportation necessary.

Linda Bowes, 18 Fieldcrest Drive – asked about handicapped children with special needs, and if there would be a limit, she is concerned about kids coming into our school system and how much it would cost the Township. Mr. Doherty stated that out of Project Freedom's 189 units, there is only one person who has a child who needed accessibility, typically they do not. The head of household would have to be the one who qualifies, it is adult living. She asked if the old firehouse on Springside Road would be given back to the EMS since we might need more services on that side of town. Mayor Camp stated that he couldn't answer that question at this point in time, this is something they will have to discuss as the process moves along, they are hearing all this for the first time. She is concerned about rentals and her fair share of property taxes. Since she has lived here her taxes have gone up every year, apartments don't contribute their fair share. Why would Project Freedom not sell the properties? Mayor Camp explained that rental units would generate a 2 for 1 credit as far as COAH, which is state mandated. She asked how many low and moderate units we have in the Township – we have 96 units presently, all owner occupied. The building would not be more than two stories.

Dena Moore, 32 Fieldcrest Drive – asked if this project is part of the new COAH obligations or the previous round of obligations. Harry McVey explained that it is part of both. She asked if a permanent staff member would live on site. They would not. The units would be of a universal design according to Mr. Doherty. All of their projects are self sustaining.

Arlene Jarvis, 40 Fieldcrest Drive – is very pleased that Project Freedom is considering coming into the Township. She has a friend Dennis who lives in the Robbinsville complex. It is a lovely facility. She is very familiar with the system and would love for her friend to be able to re-locate down here where he would be closer to work; there is nothing available in this area. The property is kept up very nicely. She hopes the Township considers it.

Chris Gonzalez, 6 Bentwood Drive – he is sensitive to individuals who are handicapped but he is concerned about property values. He thinks they will not necessarily go up. He asked if the location was set in stone. Harry McVey thinks the answer is no. He wants to know why the Township doesn't go further down Woodlane road and purchase some farmland. Harry McVey said that under the COAH regulations, these units should not be built away, stuck out in an enclave, there should be a community approach; there is a need for services, shopping, transportation, etc. This is not where the State is going with Smart Growth. He doesn't think a project of this size is going to cause any problems.

Juanita Smith, 44 Fieldcrest Drive – she thinks the residents are concerned not only with this but with the warehouses that are surrounding the Spring Meadows development, as well as the low and moderate units that are contained within the development.

Arlene Jarvis – there are mansions right across the street from her friend's housing development in Robbinsville, condos have been built, the home values are going up even with the Project Freedom unit right in the area.

Monica Clark, 36 Bentwood Drive – her house is one of the ones that is up for sale right now. Her realtor advised her to drop her price due to the Project Freedom development. She called the police stations in some of the towns that have Project Freedom buildings and found out that the police spend time in the units.

Juanita Smith – has a social services background, would like to see this type of development done, but with the bruised feelings of the residents of Spring Meadows, why was this proposed for this area. To some extent, Spring Meadows has already shouldered a large part of the low and moderate income housing; to look at it citywide would be a better idea. She knows that the Township does not own the land, and asked if there was any Township owned land that could be used for the project. She asked what the plans were for the entire 400 units that the Township had obligation for.

Janet Francis, 79 Westwind Way – the handicapped have rights just like everyone else does (speaking to the audience). Everyone is speaking like they don't want this in their backyard, but it has to go somewhere. She doesn't feel that this project would make property values go down. She thinks that this is due to something that has already happened in the development, prior to discussion of this project.

Morgan Merrill, 150 North Hill Drive – wants to know who owns the property in question. It is owned by Mr. Sharpless, it is part of the land that Spring Meadows was subdivided from. He is concerned about the safety of the residents in the proposed development. Mr. Doherty is concerned about this as well; there are security cameras set up, emergency systems.

Linda Bowes – asked if the development could be limited solely to adults. Her biggest concern is how this could affect school taxes. Harry McVey stated that you can have a certain amount of age restricted housing, but you don't get the same amounts of credits. We don't want anything like the Orleans/Sunnyside development where we get a massive amount of housing built and only a small number of COAH units. We want to encourage small developments like Project Freedom.

Tanya Spencer – asked how the agency would regulate others moving into the household. Mr. Doherty stated that this type of thing might happen in any kind of complex. If it happened and they were caught, they would be forced to move out. She stated that this was a great forum; she welcomed it, and hoped that there would be more meetings like this.

Barbara Rich, Moorestown – she believes this type of project is an advantage to a Township because they don't have to deal with the construction of higher density housing. MEND has benefited the township of Moorestown greatly.

With no further comment the meeting was closed to the public.

Mr. Daniels – thanked Mr. Doherty and all the residents for coming out.

Mayor Camp – is going to accept Mr. Doherty's invitation and come and visit his properties. He is curious to see if they look as good today as they did in the photos, especially the oldest which was built in 1991.

There were no further comments and the meeting was adjourned.

Respectfully submitted,

Marion Karp, Deputy Clerk