

**GLOUCESTER TOWNSHIP COUNCIL MEETING
MARCH 25, 2013
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY**

Pledge Allegiance to the Flag

Invocation: Pastor Dave McMurray of the First Baptist Church of Blackwood gave the Invocation.

Statement: Mr. Bianchini read a statement setting forth the time, date and place of this meeting, that it was properly advertised, posted and filed in the Office of the Township Clerk pursuant to the Open Public Meetings Act.

Roll Call:	Mr. Hutchison	Mr. Carlamere, Solicitor
	Mr. Schmidt	
	Mr. Siler	Mr. Cardis, Business Admin.
	Mrs. Trotto	Mrs. DiJosie, Twp. Clerk, RMC
	Mrs. Winters	Mayor Mayer
	Mr. Mercado	
	Mr. Bianchini	Mr. Moffa, Public Works
		Mr. Lechner, Comm. Dev.
		Chief Earle, Police

RESOLUTION:

R-13:03-095 RESOLUTION APPROVING THE PLACEMENT OF ROADWAY SIGNAGE “STAY ALIVE, DON’T TEXT AND DRIVE”

WHEREAS, studies have demonstrated that distracted driving is a significant cause of motor vehicle accidents; and

WHEREAS, texting while driving is one of the most dangerous versions of distracted driving; and

WHEREAS, Lindsey Giannini, Miss Atlantic County 2013 has made it her platform to raise awareness of the dangers of distracted driving; and

WHEREAS, part of Lindsey Giannini’s plan for raising awareness is to design, construct and obtain approval for placement of roadway signage addressing this important issue; and

WHEREAS, Lindsey Giannini has consulted with Harry Earle, Chief of Police of the Gloucester Township Police Department and obtained his endorsement for the initial placement of approximately four signs at various locations in close proximity to school premises and other strategically selected locations within Gloucester Township; and

WHEREAS, the Town’s traffic consultants have provided important guidance for this project; and

WHEREAS, Mayor and Council enthusiastically endorse the goals of Lindsey Giannini’s platform and wish to facilitate this project; and

WHEREAS, Lindsey Giannini has arranged to have four signs made at no cost to the taxpayers and has arranged for installation of the signs with assistance from the Gloucester Township Public Works Department in that effort.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Gloucester in the County of Camden and State of New Jersey that:

1. Signage in general conformity with the sample attached hereto containing the language “Stay Alive, Don’t Text and Drive is authorized to be placed at the locations set forth on the attached schedule and at such other location as the Chief of Police of the Township of Gloucester determines to be in the best location to advance the health, safety and welfare of the residents of the Township of Gloucester and surrounding communities.
2. All signs shall be required to meet the specifications of the Manual on Uniform Traffic Control Devices (MUTCD).
3. No Signage shall be placed on any county roadway until approval has been received from the county engineer.

4. Mayor and Council extends its best wishes to Lindsey Giannini in her efforts at reducing traffic accidents and spreading the message that texting while driving is a dangerous activity.

Adopted: March 25, 2013

President of Council

ATTEST:

Township Clerk

Mr. Mercado made a motion to adopt, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 7-0.

Mayor Mayer spoke about the statistics in regards to Texting and Driving. He introduced Lindsey Giannini, Miss Atlantic County and she spoke about Texting and Driving which is her platform for the Miss New Jersey Pageant. The Township will be placing "No Texting and Driving" signs near the high school.

PRESENTATION: WOMEN WHO MAKE A DIFFERENCE 2013

Anita Braun
Sandie Casey
Lori Cavallaro
Isabel Miller
Anna O'Toole
Valerie Paster
Gianna Rose Ritz
Caroline Scherrer
Debbie Simone
Toki Taylor
Ruth Tracy

Mr. Bianchini called for a 5 minute recess. Roll call: All council members present.

PUBLIC PORTION:

Mr. Bianchini opened the public portion.

Joann Carr of Clement Drive spoke about the debt of the Township. Mr. Cardis explained the process of the long term debt of the Township. She stated that she did not believe in bonding and would like to see the township's debt lowered. She stated that she appreciates the efforts of the township but would like to know what other money could be used to lower the debt. Mayor Mayer pointed out that our bond rating does help us borrow at a lower rate.

Debbie Shinn of Easton Court spoke about the construction of drainage basins in the township. She stated that she does not understand the reason the basins are constructed in the first place.

Mr. Cantwell state that the retention basins are constructed to control flooding. He stated that the biggest problem is the maintenance of the basins. She also asked about the retention basins that were built on Blackwood-Clementon Road and who owns them, as they are in bad condition.

There being no further comment, the public portion was closed.

MINUTES:

Mr. Mercado made a motion to waive the reading and accept the minutes of:
Regular Minutes: March 11, 2013
seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried 7-0.

ORDINANCES: SECOND READING AND PUBLIC HEARING

O-13-07

**ORDINANCE AMENDING CHAPTER 67A OF THE CODE
BOOK OF THE TOWNSHIP OF GLOUCESTER ENTITLED,
"PROPERTY MAINTENANCE CODE" ARTICLE VII
"ADMINISTRATION AND ENFORCEMENT"**

Mr. Bianchini opened the public hearing.

There being no comment, the public hearing was closed.

Mr. Hutchison made a motion to adopt, seconded by Mr. Siler. Roll call vote: All in favor. Motion carried 7-0.

O-13-08

ORDINANCE AMENDING CHAPTER 81 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "CONTROL FOR THE MOVEMENT AND THE PARKING OF TRAFFIC ON PUBLIC AND PRIVATE PROPERTY" OF THE CODE OF THE TOWNSHIP OF GLOUCESTER

Mr. Bianchini opened the public hearing.

There being no comment, the public hearing was closed.

Mr. Hutchison made a motion to adopt, seconded by Mr. Siler. Roll call vote: All in favor. Motion carried. 7-0.

ORDINANCES: FIRST READING

O-13-09

ORDINANCE AMENDING CHAPTER 65A OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, "PARK RULES AND REGULATIONS" OF THE CODE OF THE TOWNSHIP OF GLOUCESTER

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Chapter 65A of the Code of the Township of Gloucester be and is hereby amended as follows:

SECTION 1. That Section 65A-1 "Purpose" be and is hereby amended to read as follows:

1. The following rules and regulation are hereby adopted for the protection, regulation and control of parks, roads, driveways, sidewalks, paths, bike paths, lakes, pools, fountains, trees, flowers, shrubs, statuary, buildings and other objects contained within and upon property designated as Township parks and recreation areas within the Township of Gloucester.

SECTION 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 3. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 4. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: March 25, 2013

Adopted:

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

MAYOR

Mr. Mercado made a motion to adopt on first reading, to have second reading and public hearing on April 8, 2013 and to advertise in full, seconded by Mrs. Trotto . Roll call vote: All in favor. Motion carried. 7-0

**RESOLUTIONS:
CONSENT AGENDA**

R-13:03-096

RESOLUTION TO AUTHORIZE THE TAX COLLECTOR TO CANCEL 2013 FIRST HALF TAX BILLING FOR DELETED PROPERTIES AS INDICATED

WHEREAS, several of the following properties in the Township of Gloucester, as indicated by block and lot number, should have been deleted from the 2013 Tax List by the Assessor and will be combined with another lot, and,

WHEREAS, all of the following properties received an estimated billing for the first half of 2013 with the July 2012 tax bills in accordance with State regulations,

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, that the Tax Collector be authorized to cancel the following properties= first half tax billings and clear each record accordingly, or apply any credits to master lot, or refund overpayments.

BLOCK	LOT	NAME	REASON	CANCEL FIRST HALF TAX AMOUNT
2001	4	Lauren Lindsey	Comb with lot 5	\$113.76
2102	2.01	Richard Howard	Comb with lots 2&4	\$777.36
2103	6	Hari NJ LLC	Comb with lot 1	\$573.54
2103	7	Hari NJ LLC	Comb with lot 1	\$10,445.38
8101	30	Walter Cartwright	Comb with lot 32	\$884.68
8105	19	Rosario Cantania	Comb with lot 20	\$160.85
11502	9.01	Blake Maxey	Comb with lot 5	\$165.65
11502	14.01	Blake Maxey	Comb with lot 5	\$37.36
11504	21	James Lyons	Comb with lot 20	\$241.98
12607	1.01	Blackwood Med Camp	Comb with lot 1	\$2,783.54
12607	5	Blackwood Med Camp	Comb with lot 1	\$2,111.20

ADOPTED: March 25, 2013

President of Council

Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-097

RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR A TRACK MACHINE

WHEREAS, the 2013 Budget provides funds for the purchase of certain materials and supplies and equipment whose aggregate value will exceed \$36,000.00, and

WHEREAS, the State Statutes require that items exceeding \$36,000.00 be properly advertised and bids received.

NOW, THEREFORE, BE IT RESOLVED that the Advertising of Bids is hereby authorized, in accordance with the respective specifications for the following items:

TRACK MACHINE

Adopted: March 25, 2013

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-098

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN

THE TOWNSHIP OF GLOUCESTER AND R. MOSLOWSKI EXCAVATING, INC.

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, determined that there is a need for Drainage Improvements at Wash-Out Portion of Bike Path

WHEREAS, sufficient funds have been provided, and

WHEREAS, the Township Council received bids or quotes

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the proper Township Officials are hereby authorized to enter into an agreement with R. Moslowski Excavating, Inc. for Drainage Improvements at Wash-Out Portion of Bike Path in the amount of \$26,712.00 which was the lowest bid or quote received.

Adopted: March 25, 2013

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-099 RESOLUTION REAFFIRMING THE APPOINTMENT OF POLICE OFFICERS BY THE MAYOR OF THE TOWNSHIP OF GLOUCESTER

WHEREAS, the hiring of four Police Officers was approved by the Mayor of the Township of Gloucester, and

WHEREAS, one of the requirements of the State Police Training Commission requires that a resolution be adopted by the Township Council of the Township of Gloucester appointing the following individuals as Police Officers for the Township of Gloucester:

Steven Lenker
Joshua Ward
Michael Nicholson
Craig Walsh

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the above mentioned Police Officers have been appointed.

Adopted: March 25, 2013

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-100

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED BY THE Township Council of the Township of Gloucester, in the County of Camden, that the following bills are approved by the Township Council in accordance with the provisions of Ordinance 0-82-16 and certified by the Chief Financial Officer that the claims are proper obligation of the township, that adequate funds are available to honor these claims in the account indicated and the claim should be paid:

CURRENT ACCOUNT

Per attached computer readout of the claims presented in the amount of \$6,391,188.65

CAPITAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$158,400.57

DEVELOPERS ESCROW FUND

Per attached computer readout of the claims presented in the amount of \$8,730.50

TRUST OTHER

Per attached computer readout of the claims presented in the amount of \$63,800.96

ANIMAL TRUST FUND

Per attached computer readout of the claims presented in the amount of \$5,965.00

CURRENT ACCOUNT

13-00893 MCANJ \$ 30.00
Manual Check #83453

13-01059 AmeriHealth \$18,136.50
Manual Check #83481

13-01003 Premier Technology \$6,400.00
Manual Check #83483

TRUST OTHER

13-01115 Camden County SCD \$1,895.00
Manual Check #20581

CAPITAL ACCOUNT

13-01113 Grassroots Landscape \$14,570.00
Manual Check #15392

PRESIDENT OF COUNCIL

Adopted: March 25, 2013

ATTEST:

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor.
Motion carried. 7-0

R-13:03-101

**RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT
OF COMMUNITY DEVELOPMENT**

BE IT RESOLVED by the Township Council of the Township of Gloucester that the following refunds be and are hereby authorized:

#132004DSPW
Patrick Edward McLaughlin
415 Fourth Avenue
Audubon, NJ 08106

Amount of Refund: \$410.00

Adopted: March 25, 2013

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-102

RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT OF COMMUNITY DEVELOPMENT

BE IT RESOLVED by the Township Council of the Township of Gloucester that the following refunds be and are hereby authorized:

#3304-061111INSP
Megha Real Estae Holding, Co.
1950 Street Road
Bensalem, PA 19020

Balance from unexpended escrow: \$884.84

#4948-0810042INSP
Clearwire Communications, LLC
1475 120th Avenue, NE
Bellevue, WA 98005

Balance from unexpended escrow: \$62.31

Adopted: March 25, 2013

PRESIDENT OF COUNCIL

ATTEST:

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

R-13:03-103

RESOLUTION AUTHORIZING APPLICATION TO THE CAMDEN COUNTY OPEN SPACE, FARMLAND, RECREATION, AND HISTORIC PRESERVATION TRUST FUND FOR A GRANT FOR RECREATION FACILITY ENHANCEMENT PROJECT TO PURCHASE BONDED RUBBER SURFACING FOR COMMUNITY PARK PLAYGROUND

WHEREAS, the Camden County Open Space, Farmland, Recreation, and Historic Preservation Trust Fund has made available to the municipalities of Camden County, a grant for Recreation Facility Enhancement Project in the amount of \$25,000; and

WHEREAS, the Township of Gloucester is desirous of purchasing bonded rubber surfacing for improvements being made to Community Park Playground;

NOW THEREFORE BE IT RESOLVED, that the Mayor is hereby authorized to execute an application to the Camden County Open Space, Farmland, Recreation, and Historic Preservation Trust Fund for grant funds in the amount of \$25,000 to purchase bonded rubber surfacing for improvements being made to Community Park Playground.

Adopted: March 25, 2013

President of Council

ATTEST:

Township Clerk, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0

REGULAR AGENDA

Mr. Bianchini opened the public hearing on the budget.

Mr. Heinbaugh of Morning Star Court spoke about what will offset the increased funds. Mr. Cardis explained the budget process. He stated that the township has carried a surplus to offset the decreases in revenue. Mr. Bianchini stated that the township has entered into shared services to help keep the fees down. It was stated that Resolution 104 was for an adjustment made to the budget amount.

There being no further comment, the public hearing was closed.

R-13:03-104

RESOLUTION TO AMEND THE 2013 CALENDAR YEAR LOCAL MUNICIPAL BUDGET

WHEREAS, the local municipal 2013 calendar year budget of the Township of Gloucester was approved on the 25th day of February 2013, and

WHEREAS, the public hearing on said budget has been held as advertised, and

WHEREAS, it is desired to amend said approved budget,

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, County of Camden, that the following amendments to the approved 2013 calendar year budget be made:

<u>CURRENT FUND - APPROPRIATIONS:</u>	<u>FROM</u>	<u>TO</u>
1. Insurance::		
Workers Compensation Insurance	\$378,411.00	\$378,286.00
2. Total Operations within "CAPS"	39,393,246.50	39,393,121.50
3. Detail Other Expenses (Including Contingent)		
	19,400,803.00	19,400,678.00
4. (H-1) Total General Appropriations for Municipal Purposes within "CAPS"		
	44,213,110.50	44,212,985.50
5. NJEIT Loan Program:		
Interest	17,500.00	17,625.00
6. Total Municipal Debt Service – Excluded from "CAPS"		
	7,172,115.00	7,172,240.00
7. (H-2) Total General Appropriations for Municipal Purposes Excluded from "CAPS"		
	8,597,868.53	8,597,993.53
8. (O) Total General Appropriation - Excluded from "CAPS"		
	8,597,868.53	8,597,993.53
9. (H-1) Total General Appropriations for Municipal Purposes within "CAPS"		
	44,213,110.50	44,212,985.50
10. (D) Municipal Debt Service	7,172,115.00	7,172,240.00

Adopted: March 25, 2013

ATTEST:

President of Council

Township Clerk

Mr. Siler made a motion to adopt, seconded by Mr. Hutchison. Roll call vote: All in favor. Motion carried 7-0.

R-13:03-105

**TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER
ACTING AS REDEVELOPMENT ENTITY**

**RESOLUTION OF APPROVAL
REDEVELOPMENT AGREEMENT APPLICATION**

Simon Management Associates II, LLC / PREIT-Rubin, Inc.
Block 13199, Lot 1 / Block 13105, Lot 1 / Block 13106, Lot 1
("Gloucester Premium Outlets")

PRELIMINARY STATEMENT

Simon Management Associates II, LLC ("Simon") in conjunction with PREIT-Rubin, Inc. ("PREIT") (Simon and PREIT hereinafter collectively the "Applicant"), have entered into a contract to purchase certain real property known as Block 13199, Lot 1, Block 13105, Lot 1 and Block 13106, Lot 1 (the "Property") for which Gloucester 42 Associates, LLC ("Redeveloper"), is the designated redeveloper of certain lands, including the Property, pursuant to an "Interim Redevelopment Agreement" dated August 11, 2011 ("Redevelopment Agreement") between the Township Council of the Township of Gloucester Acting as Redevelopment Entity ("Township Council") and the Redeveloper.

The Redevelopment Agreement calls for the redevelopment of the Property, as well as nearby Block 13198, Lot 1 pursuant to the "Interchange Redevelopment Plan" adopted August, 2008, last amended August 8, 2011 (the plan hereinafter "IR Plan" the zone created thereby hereinafter "IR Zone").

Pursuant to the Redevelopment Agreement and consistent with the IR Plan, the Applicant, with the consent of the Redeveloper, had filed for the Township Council's consideration of a "Redevelopment Agreement Application", for the development a retail outlet center consisting of approximately 450,000+/- gross s.f. of retail sales, services and related improvements, including associated parking, landscaping, a food court, gathering areas, a central town square, other amenities and supportive infrastructure as well as complementary commercial uses (e.g. other retail/restaurants, etc.) on related outparcels (hereinafter the "Center") within the IR Zone (the "Application"). The name of the Center is proposed to be "Gloucester Premium Outlets".

Nature of Application

1. The Center is comprised of a portion of the full IR Zone, specifically, Block 13199, Lot 1, Block 13105, Lot 1, Block 13106, Lot 1 (the "Property"). The Property is surrounded by NJ Route 42, Zimmerman Road, Black Horse Pike (a.k.a. Route 168) and College Road. It is intersected by Cooper Road and Bridge Street.
2. The Center has two major components.
3. The retail outlet component is directly west of Cooper Road and consists of approximately 415,000 gross square feet of space with associated parking facilities along with the infrastructure to support the site improvements on a 54.9± acre tract of land identified on the Township Tax Map as Block 13199, Lot 1.
4. Also proposed are five complementary commercial outparcel buildings totaling approximately 35,000 gross square feet of floor area with associated parking facilities along with the infrastructure to support the site improvements. These are located directly east of Cooper Road. The present design calls for three such uses for Block 13105, Lot 1 (6.1± acres) and two for Block 13106, Lot 1 (4.4± acres).
5. The purpose of the Hearing was, *inter alia*, to introduce the Applicant and to review the Application for compliance with the Redevelopment Agreement and the Redevelopment Plan and, if appropriate, to initiate steps toward approvals of the Application in accordance with the same, including the authorization of the negotiation of necessary agreements among and/or between the parties.

The Record

The Record of the matter consisted of the following:

1. The Township's "Land Development Application – Redevelopment Agreement" with attached Exhibit 1, an Addendum which provided a narrative of the proposed redevelopment.
2. Proposed Plan sets (Exhibit A) prepared by Langan Engineering (Brian Conlon, PE), dated March 12, 2013, containing the following sheets:
 - Proposed Master Site Plan (CS-100)
 - Proposed Site Plans (CS-101, CS-102 and CS-103)
 - Survey and Topography Plan - Federici & Akin, P.A.
3. A "Zoning Summary" for the Proposed Plan prepared by Langan Engineering as set forth on the Master Site Plan Sheet above, enlarged for ease of reference.
4. The "Gloucester Premium Outlets Redevelopment Submittal" prepared by FRCH Design Worldwide (Douglas Williams, AIA), dated March 12, 2013. This was later supplemented with several additional power point sheets at the Hearing with a presentation document entitled "Gloucester Premium Outlets / Redevelopment Agency Conceptual Design Presentation" dated March 18, 2013 (Exhibit B); and
5. Premium Outlets / Simon "Exterior Signage Standards" dated January 11, 2013 (Exhibit C).

The Hearing

On Monday, March 18, 2013, a hearing noticed and held pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq, ("LRHL") was held before the Township Council. The following is a summary of the same:

1. The Applicant consists of a joint venture in formation between Simon and PREIT.
2. Simon is a part of the Simon Property Group, the largest real estate investment trust in the United States, and the developer of shopping centers internationally. Its outlet mall division, which operates out of Roseland, NJ, owns approximately 30,000,000 s.f. of outlet centers throughout the world and over 63 separate centers throughout the United States alone. Two such outlet centers are "Jersey Shore Premium Outlets" in Tinton Falls, NJ and "Philadelphia Premium Outlets" in Limerick, Pa.
3. PREIT is a part of the Pennsylvania Real Estate Investment Trust. Founded in 1960, it is one of the first equity REITs in the United States and is headquartered in Philadelphia, Pennsylvania. Pennsylvania Real Estate Investment Trust owns and operates over 33,000,000 s.f. of retail space, comprised mostly of shopping malls but also a number of community centers, located in the eastern United States, primarily in the mid-Atlantic region. Its nearest retail property is the Cherry Hill Mall to the North, Voorhees Town Center to the East and Cumberland Mall to the South.
4. Site planning and engineering for the Center is being accomplished by Langan Engineering, a world wide engineering firm with an office in Philadelphia, Pennsylvania. Langan has developed commercial centers, in a multitude of locales including the greater Philadelphia, Pennsylvania metropolitan area.
5. The Center is being designed by FRCH Design Worldwide from Cincinnati, Ohio who also has extensive experience in the shopping center arena.
6. The existing condition is vacant land used for agricultural purposes.
7. The outlet component of the Center is centrally located within Block 13199, Lot 1. Parking completely circles the retail areas, with numerous, pedestrian friendly access points to the shopping corridors. Wetlands and certain buffering woodlands are proposed to be preserved and appropriate stormwater management is being developed.

8. There is a basic “racetrack” design to the walking areas around and through the retail outlet area, such that a shopper can enter the retail area at a specific point, then circumnavigate the Center and end up at the point of entry.
9. The Proposed Landscape Plan has, as a major feature, a “Town Square” which provides a sense of place for the outlet component, with a substantial lawn area, outdoor dining and seating, a play area, parklets, food and related kiosks, a water feature, a fire place shelter, a civic plaza among other possible features and people oriented amenities.
10. The present conceptual architectural elements incorporate numerous regional commercial and residential references, including several Gloucester landmarks and represent an appropriate scale for the Township.
11. The proposed conceptual lighting design and the color palate for the Center reflect these details.
12. Conceptual perspectives reveal that at the base of the Town Square is a Market Hall, which provides an expansive interior space for food service, refreshment and gathering.
13. The outdoor shopping corridors also provide plazas, courts and other opportunities for seating, refreshment, and gathering with periodic awnings and several canopied areas for protection from the elements.
14. It is anticipated that the out parcels along Cooper Road and Bridge Street will complement the outlet component with potential additional dining and commercial opportunities.
15. The signage package for the Center will likely conform to the standards as set forth in Exhibit C, and as represented on the presentation materials, Exhibit B, which is the standard for Simon’s outlet centers throughout its portfolio. Similarly appropriate tenant identification, pylon, monument, traffic directional, and interior pedestrian signage will be a part of any future municipal land use application.
16. It is also anticipated that the overall project will generate substantial construction and permanent jobs for Township and area residents and substantial additional real estate tax revenue for the Township as compared to the present farmland assessment.
17. Finally, that the uses and design of the Center, comply with the uses and design criteria of the IR Plan, except for several potential design waivers. These are either not applicable within the IR Zone or appear not to be appropriate for a more major retail development and thus are specifically contemplated by the Gloucester Land Use Development Ordinance to be adjusted accordingly.

NOW THEREFORE BE IT RESOLVED that the Township Council acting as the Redevelopment Entity, having considered the Record and the testimony and presentation at the Hearing, resolves as follows:

1. That the Applicant, in light of its extensive experience in major retail development in general and outlet center development in particular, would be an appropriate Qualified Developer or sub redeveloper or similar entity as set forth in the Redevelopment Agreement.
2. Similarly, once Applicant acquires the Property pursuant to the terms of its purchase contract, Applicant would be an appropriate Redeveloper.
3. That the conceptual plan for the Center as presented by the Applicant generally meets the goals and objectives of the IR Plan and the IR Zone, in that, without limitation, it is presently designed:

- a) To “[p]rovide opportunities for redevelopment that improve the physical and functional layout of the redevelopment area in an effort to promote social and economic improvement of the Township and the region”, *id.* at p. 4, #5; see also #4;
 - b) To provide "for a wide variety of land use" which will take advantage and be substantially consistent with the recent IR Zone interchange improvements . . .", *id.* at #4, see also #1;
 - c) To "[p]reserve and protect deciduous wetlands and other environmentally sensitive areas of the site" *id.* at #7, see also #2;
 - d) With the movement from its present farmland assessment to one for the permitted retail outlet and related and complementary uses, to "insure that the redevelopment of the property generates revenue for the Township", *id.* at #8, see also #5;
 - e) With the proposed nature and scale of the architectural design, "town square" type promenade, outdoor and indoor seating areas and associated people friendly amenities, Market Hall, and open air "walkable" corridors, to "provide opportunities for design characteristics that are architecturally attractive and contribute to the community's sense of place . . .", *id.* at #3, see also #2; and
 - f) To "[g]uide redevelopment activities in the best interest of public health, safety and welfare", *id.* at #9.
4. As such, in accordance with the Exhibits as attached hereto, the Record and the presentations made at the Hearing, the Center meets with the approval of the Township Council, such that the same or substantially similar plan may be presented by the Applicant to the Planning Board or any other reviewing agencies in accordance with the Redevelopment Agreement and the Redevelopment Plan.
 5. That the Township Attorney is hereby authorized to negotiate an appropriate agreement with the Applicant and/or the Redeveloper, to provide detail and substance to the overall development of the IR Zone, as contemplated by the Redevelopment Agreement, subject to approval by the Township Council.
 6. That the Township Attorney is also hereby authorized to negotiate a Redevelopment Agreement with the Applicant, pending the necessary approvals, closing, or other conditions as set forth in accordance with the Applicant's purchase contract, subject to approval by the Township Council.

March 25, 2013

ATTEST:

PRESIDENT OF COUNCIL

TOWNSHIP CLERK

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0.

R-13:03-106

RESOLUTION TO MAKE BUDGET TRANSFERS BETWEEN APPROPRIATION RESERVES IN THE CY 2012 GENERAL FUND BUDGET

WHEREAS, certain CY 2012 Budget Appropriation Reserve balances are expected to be insufficient for the remainder of the year;

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Township of Gloucester, that in accordance with N.J.S.A. 40A:4-58, the Treasurer be and is hereby authorized to make transfers between appropriation reserves in the CY 2012 Budget of the Township of Gloucester, as follows:

<u>ACCOUNT #</u>	<u>ACCOUNT TITLE</u>	<u>FROM</u>	<u>TO</u>
<u>Inside the Cap</u>			
2-01-20-100-000-200	Business Administration OE		\$ 500.00
2-01-20-105-000-200	Personnel OE		500.00
2-01-20-120-000-200	Township Clerk OE		4,000.00
2-01-20-165-000-200	Engineering OE		5,000.00
2-01-21-185-000-100	Zoning Board of Adjuster SW		600.00
2-01-23-210-000-200	Liability Insurance		2,000.00
2-01-23-220-000-200	Group Insurance OE	57,300.00	
2-01-25-240-004-200	Police Admin OE		1,000.00
2-01-25-240-008-200	Police Code Enforcement OE		200.00
2-01-26-301-000-200	Other Public Works Functions		2,500.00
2-01-26-310-000-200	Public Buildings OE		6,000.00
2-01-28-370-000-200	Recreation OE		3,000.00
2-01-31-460-000-200	Gasoline OE		25,000.00
2-01-43-490-000-200	Court OE		7,000.00
		<u>\$57,300.00</u>	<u>\$ 57,300.00</u>

ADOPTED: March 25, 2013

Township Clerk

Council President

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor. Motion carried. 7-0.

R-13:03-107 RESOLUTION ADOPTING A TEMPORARY BUDGET FOR THE TOWNSHIP OF GLOUCESTER TEMPORARY BUDGET APPROPRIATION FOR 2013

WHEREAS, N.J.S.A. 40A:4-19 provides that where any contract, commitment or payment is to be made prior to the final adoption of the annual Municipal Budget, Temporary Appropriations shall be made for the purposes and amounts required in the manner and time therein provided; and

WHEREAS, the Temporary Appropriations shall be adopted within the first 30 days of the Municipality's fiscal year, and shall not exceed 26.25% of the prior's year's adopted Budget, exclusive of appropriations made for Debt Service, Capital Improvements and Public Assistance; and

WHEREAS, the total amount appropriated in the 2012 Municipal Budget, as detailed above, was \$51,616,205.62; and

WHEREAS, 26.25% of the above amount is \$13,549,253.98

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the Township Council, that following Temporary Appropriations be approved.

BE IT FURTHER RESOLVED, that an additional sum of \$3,500,000.00 be appropriated for Debt Service, Capital Improvements and Public Assistance, for a total Temporary Budget of \$17,049,253.98.

Adopted: March 25, 2013

President of Council

ATTEST:

Township Clerk

Mr. Hutchison made a motion to adopt, seconded by Mr. Mercado. Roll call vote: All in favor.
Motion carried 7-0.

PUBLIC PORTION:

Mr. Bianchini opened the public portion.

Jennifer O'Donnell of New Brooklyn Road complained to Council about the condition of the streets and the pot holes. She asked what is being done about this problem. Mr. Bianchini stated that the township has contacted the County concerning this problem, as many of these are county roads.

Debbie Shinn stated that the repair work on the Winslow roads has been much better than the work done in Gloucester Township. She also questioned the construction and ownership of the drainage basins in Gloucester Township and issues regarding mosquito control. She also asked the purpose of the drainage basins and the responsibility of the maintenance of the basins.

Joann Carr asked how much the debt service was for Gloucester Township.

Mr. Heinbaugh spoke about the electric cars and stated that he feels there is no savings with them. There being no further discussion, the public portion was closed.

POLLING OF COUNCIL

Mr. Hutchison congratulated the honorees.

Mr. Schmidt congratulated the Women Who Makes a Difference honorees.

Mr. Siler spoke about the Texting and Driving ordinance.

Mrs. Trotto thanked all the residents for coming to the meeting.

Mrs. Winters congratulated the honorees and all those who participated in the St. Baldrick's event.

Mr. Mercado congratulated Debbie Simone on the St. Baldrick's event and also stated that the Easter egg breakfast was an outstanding event. He also reminded everyone that there will be a 5K run on April 13, 2013 starting at Veteran's Park.

Mr. Bianchini congratulated all the honorees.

Mr. Mercado made a motion to adjourn, seconded by Mrs. Trotto. Roll call vote: All in favor.
Motion carried 7-0.

Respectfully submitted,

President of Council

Nancy J. Power
Asst. Township Clerk