

MANSFIELD TOWNSHIP

PLANNING BOARD

RE-ORGANIZATIONAL

Monday, February, 23 2015

The regular meeting of the Mansfield Township Planning Board was held on the above shown date with the following in attendance: Chairman Scott Preidel, Robert Semptimphelter, LaVerne Cholewa, Gary Lippincott, John Kampo, and Secretary's Ashley Jolly and Barbara Crammer. Douglas Borgstrom, Doug Walker, Arthur Puglia were not in attendance.

The meeting was called to order by Ashley Jolly followed by the flag salute and the following opening statement:

The Notice requirements provided for in the Open Public meetings Act have been satisfied. Notice of this meeting was properly given and was published in the Burlington County Times on February 20, 2015. Notice of this meeting has been filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies.

**NOMINATION FOR CHAIRMAN**

A motion was offered by Mr. Semptimphelter and was seconded by Mrs. Cholewa to nominate Mr. Preidel for Chairman. Motion carried on a roll call vote recorded as follows.

**AYE:** Semptimphelter, Cholewa, Kampo, Lippincott, Allen

**NAY:** None **ABSTAIN:** Preidel **ABSENT:** Borgstrom, Puglia, Walker

The meeting was then turned over to Chairman Preidel.

**NOMINATIONS FOR VICE-CHAIRMAN**

A motion was offered by Mr. Semptimphelter and was seconded by Chairman Preidel to nominate Mrs. Cholewa for Vice-Chairman. Motion carried on a roll call vote recorded as follows

**AYE:** Semptimphelter, Preidel, Kampo, Lippincott, Allen

**NAY:** None **ABSTAIN:** Cholewa, **ABSENT:** Borgstrom, Puglia, Walker

**NOMINATION FOR SECRETARY**

A motion was offered by Mrs. Cholewa and was seconded by Mr. Semptimphelter to nominate Ashley Jolly for Secretary. Motion carried on a roll call vote recorded as follows

**AYE:** Cholewa, Semptimphelter, Preidel, Kampo, Lippincott, Allen

**NAY:** None **ABSTAIN:** None **ABSENT:** Borgstrom, Puglia, Walker

**RESOLUTIONS**

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2015-01-01  
ANNUAL MEETING NOTICE**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., requires the adoption by a public body of a schedule of the regular meetings to be held during the calendar year; and

**WHEREAS**, upon proper notice pursuant to the act, no further notice of those meetings will be necessary, and

**NOW, THEREFORE BE IT RESOLVED**, by the Planning Board of the Township of Mansfield, assembled in a public session on February 23, 2015, as follows:

The Planning Board hereby designates the following dates as the dates of its regular meetings until the next reorganization meeting to the Planning Board on Monday, January 26, 2016, and unless otherwise modified by Resolution of the Planning Board, there will be work session meetings beginning at 7:00 P.M. followed by the regular meeting. All meetings shall be held in the Mansfield Township Municipal Complex, 3135 Route 206 South, Columbus, New Jersey.

February 23, 2015	August 24, 2015
March 23, 2015	September 28, 2015
April 27, 2015	October 26, 2015
Tuesday, May 26, 2015	Tuesday, November 24, 2015
June 22, 2015	December 28, 2015
July 27, 2015	January 25, 2016- Reorganization & Regular

A motion was offered by Mr. Semptimphleter and was seconded by Mrs. Cholewa to approve Resolution 2015-01-01. Motion carried on a roll call vote recorded as follows:

**AYE:** Cholewa, Semptimphelter, Preidel, Kampo, Lippincott, Allen  
**NAY:** None    **ABSTAIN:** None    **ABSENT:** Borgstrom, Puglia, Walker

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2015-01-02  
APPOINTMENT OF PLANNING BOARD PROFESSIONALS**

**WHEREAS**, there exists a need for a Planning Board Solicitor, a Planning Board Engineer, a Planning Board Planning Consultant, and a Planning Board Traffic Consultant; and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40a:11-et seq) Resolution authorizes the award of contracts for 'Professional Services' without competitive bids must be publicly advertised.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Mansfield, County of Burlington, as follows:

1. The Chairman and Secretary of the Planning Board are hereby authorized and directed to execute agreements with:

**THOMAS J. COLEMAN, III**, Esquire from the Firm of Raymond Coleman Heinold & Norman, LLP, 325 New Albany Road, Moorestown, NJ for services as Solicitor for a term of January 1, 2015 to December 31, 2015, and

**STOUT & CALDWELL ENGINEERS, LLC**, 705 Route 130 South, Cinnaminson, NJ for Engineering services for a term of January 1, 2015 to December 31, 2015, and

**ENVIRONMENTAL RESOLUTIONS**, 525 Fellowship Road, Suite 300, Mt. Laurel, NJ for services as Planning Consultant for a term of January 1, 2015 to December 31, 2015, and

**LITWORNIA ASSOCIATES**, 3 Trading Post Way, Medford, NJ for services as Traffic Consultant for a term of January 1, 2015 to December 31, 2015

2. These contracts are awarded without competitive bidding as “Professional Services” under the provisions of the Local Public Contracts Law because of the specialized nature of the work.
3. A copy of this resolution shall be published in the Burlington County Times as required by law within 10 days of its passage.

A motion was offered by Mr. Semptimphelter and was seconded by Mr. Lippincott to approve Resolution 2015-01-02. Motion carried on a roll call vote recorded as follows:

**AYE:** Cholewa, Semptimphelter, Preidel, Kampo, Lippincott, Allen  
**NAY:** None   **ABSTAIN:** None   **ABSENT:** Borgstrom, Puglia, Walker

**MANSFIELD TOWNSHIP  
PLANNING BOARD  
Resolution Number 2015-01-03  
DESIGNATION OF OFFICIAL NEWSPAPERS**

**NOW, THEREFORE, BE IT RESOLVED**, by the Mansfield Township Planning Board, of the County of Burlington, State of New Jersey that the following are designated as the official newspapers until December 31, 2015:

Primary: Burlington County Times  
Secondary: Trenton Times  
Bordentown Register-News

A motion was offered by Mr. Semptimphelter and was seconded by Mrs. Cholewa to approve Resolution 2015-01-03. Motion carried on a roll call vote recorded as follows:

**AYE:** Cholewa, Semptimphelter, Preidel, Kampo, Lippincott, Allen  
**NAY:** None   **ABSTAIN:** None   **ABSENT:** Borgstrom, Puglia, Walker

A motion was offered by Mr. Semptimphelter and was seconded by Mrs. Cholewa to approve Resolution 2015-01-03. Motion carried on a roll call vote recorded as follows:

**AYE:** Cholewa, Semptimphelter, Preidel, Kampo, Lippincott, Allen  
**NAY:** None   **ABSTAIN:** None   **ABSENT:** Borgstrom, Puglia, Walker

**REGULAR MEETING**

**PUBLIC HEARING REHABILITATION AND REDEVELOPMENT**

Chairman Preidel wanted to make known that Mr. Borgstrom is now in attendance. Chairman Preidel introduced Mr. Ed Fox from the Burlington County Bridge Commission. Mr. Fox will be

discussing the Rehabilitation and Redevelopment needs study of Columbus Village. Chairman Preidel asked for an overview of what this study is and why it is being completed. Solicitor Coleman explained that the Township Committee delineated the Village of Columbus and under local redevelopment law it gave this Planning Board the charge of undertaking an investigation as to whether or not that land satisfies the criteria in need of redevelopment and/or rehabilitation. The county has offered the services of Mr. Fox to assist the Planning Board with that investigation and study. Mr. Fox has prepared a preliminary report as to certain criteria. The function of the Board this evening is to listen to Mr. Fox and give everyone here an opportunity to speak. The Board is then to deliberate and determine whether or not you believe the testimony that has been offered to you this evening, after which you will make a recommendation to the Township Committee. The Township Committee will ultimately decide whether or not the area is in need of redevelopment or rehabilitation.

Ed Fox was sworn in by Solicitor Coleman. Mr. Fox proceeded to demonstrate the place on the map where the area is in need of rehabilitation or redevelopment. Once the Planning Board makes its recommendation, the Township Committee will vote and after the vote a plan can be put in place on what to do with the area. There are two studies to go over, the first is mostly all residential properties and that would be the area of rehabilitation. The second is mostly properties that are commercial and that is the area of redevelopment. In terms of rehabilitation it was determined by the Township Committee that Homeowners could be offered an opportunity to fix up their property if they elected to do so voluntarily. The general purpose of this is to determine whether those areas could be offered special grants or loans to help fix up their properties. Possibly also adjust their taxes if they do fix up their properties, which requires a designated area of rehabilitation. There are five criteria included in the rehabilitation study that we can discuss. The first criteria does not apply to the delineated area because most of the properties are in good condition. The second criteria does apply because more than half of the housing stock in the delineated area is at least fifty years old. The third criteria regarding abandoned or vacant properties does not apply to this delineated area. The fourth criteria also does not apply because there is not a persistent arrearage of property tax payments on properties in the area. The fifth criteria may not apply because the Department of Environmental Protection has not found any contamination, however there may be a problem with the septic tanks. The sixth and final criteria is regarding the infrastructure of the water and sewer in the delineated area being at least 50 years old and in need of repair. That is not the case here because there is no sewer infrastructure. So, after going over the criteria listed in the report the area listed here on the map meets the requirements for an area of rehabilitation because most of the housing stock is over 50 years old. Basically, there are properties that could use help to rehabilitate, such as, fixing a roof or repainting. There are lots of loans and grants for that kind of thing through the county office cleaning development. That is all I have and will be glad to answer and questions you may have.

**Mr. Semptimphelter** questioned what happens with the residents after we've decided that the area meets the criteria for rehabilitation. **Mr. Fox** said that the Township Committee would develop a redevelopment plan which would identify what they would offer as voluntary programs. The Township Committee could also implement a short term tax abatement where the resident who made the repair would not get fully taxed for it until the sixth year. **Mr. Semptimphelter** said that nothing will be mandatory for the residents. **Mr. Fox** said that is correct. **Solicitor Coleman** further explained that we already have a property maintenance code in affect however where the redevelopment and rehabilitation come into effect is when a plan of rehabilitation is put in place by a municipality and the residents are encouraged to take advantage of that through the tax abatement process. So if a resident comes in to get a permit to restore their porch and that adds value to the property the taxes for that added improvement do not go on the books for a certain number of years. Sometimes area banks if they know that the particular area is in a redevelopment area in order to entice customers they will offer lower interest rates on loans. **Chairman Preidel** asked if the notices that went out specified whether the residents were in a

redevelopment or rehabilitation area. **Solicitor Coleman** said the notice did, it notified the affected homeowners and property owners that this board would undertake an investigation of both redevelopment and rehabilitation.

**Mr. Fox** said that the criteria for redevelopment is a little bit different because it identifies that there is a need for some change that ordinarily wouldn't happen by private market. It offers property owners financial incentives to redevelop, expand, and/or change their properties to make them more marketable or to fix current problems. There are eight different criteria of which we use three of them in our study, however I will go through all eight. Criteria (a) is the generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or process any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. We did not find any of that here. Criteria (b) is buildings that have been discontinued from their previous use for commercial, manufacturing, or industrial use purposes, or they have been abandoned, and have fallen into such a state of disrepair as to be untenable. We only found one property that meets this criteria and that would be the Columbus Inn, which has several fire code violations. Criteria (c) property that is owned by the municipality, the county, or other government agency that have been empty for at least ten years and for certain reasons are unlikely to be redeveloped on their own. This is not the case. There are some properties that are owned by the Township, such as, the old municipal building but they have not been vacant for ten years and are not remote or inaccessible so they don't meet that criteria. A lot of properties met Criteria (d) which is areas with buildings or improvements that are either dilapidated, obsolete, overcrowded, arranged in a faulty manor, excessive land coverage, or poor sanitary facilities, or other reasons that are detrimental to the community. There are several commercial properties that have problems due to the septic systems. Some properties are hard to identify whether it's a cess pool that operated at one time or it could be an old septic system. In some cases that is being used as a parking lot either on the backyard of the property or it has been paved over. We did not do analysis on the septic systems this is just my common everyday knowledge and observation that there is some kind of issue there. Other issues that occurred were excessive paving of property or not enough parking to meet safety needs.

Criteria (e) is a growing lack or total lack of proper utilization of area caused by the condition of the title or other issues of the real property interest. It is not in a fully developed condition or it's in a stagnant condition. Some properties met this criteria. This area does not meet criteria (f) which is an area in excess of five contiguous acres whereon buildings or improvements have been destroyed in such a way that the aggregate assessed value of the area has been materially depreciated. This area does not meet criteria (g) which is any municipality in an enterprise zone. The area also, does not meet criteria (h) in which the delineated area is consistent with smart growth planning. This area is considered a rural area.

There is another criteria that we call inclusionary criteria. Even if a property doesn't meet any of the criteria listed it can still be included as an area in need or redevelopment because have a redevelopment plan and you did not include that property the project would not occur. There is one property that meets that criteria and I will get to that in a moment. The corner tavern on the corner of Main Street and New York Avenue is a restaurant with five apartments it has new septic system, but we've identified it as in need of redevelopment from criteria (d) and (e) because the property has excessive coverage when you add in all the different things such as, the parking, septic system, the building so there didn't seem to be enough land left over for storm water management. Not sufficient parking for tavern use as well as apartment use. If that property was sold the buyer would want assurances that it could be operated that way and that would mean a condition of title situation which would meet criteria (e).

Other properties are the General Store, florist, apartments, and one house. The house is on the same lot as the General Store. All these properties share the same septic system. There is not enough

room in that septic system to be able to withstand all these properties. These properties meet criteria (d) for faulty arrangement because of the septic system. The properties also meet criteria (e) because if these properties were sold there is no way to describe how all these properties share the same septic system. There are two additional properties just to the east of the general store and florist which are owned by the Township that meet criteria (e) because of the condition of title. There is a property between those properties and the old municipal building which is a single family detached house which does not have anything wrong with it and it does not meet any of the criteria, so we identified that as an inclusionary property. It meets the inclusionary criteria because it has frontage on the road and it's a deep lot. If one were to have a redevelopment project it would need to include the old municipal building, firehouse, police station, the two vacant lots, as well as the single family home. The old municipal building which includes the municipal building, parking lot, and the baseball field. The baseball field is not on the registered open space inventory also known as the Rossi. So, it is not a protected baseball field. All of these properties meet criteria (d) and (e). This is a similar situation where it is the septic system, which may be under the baseball field or the parking lot. The building is also obsolete and hard to market.

The old police and fire stations are also obsolete and we do not know where the septic systems are for those properties. The next property would be the Columbus Grange. All these properties are in good condition it is just the situation on the land that is the difficult thing. The Grange is used for public assembly however there is no off street parking. There is a small area of off street parking in the back however that is where the septic system is located. The property is obsolete and is not functional for the use that it was built for.

The next property is the former lumber yard and warehouse. This property is obsolete and it's very difficult to find another use for it. The Columbus Inn on the corner opposite the Corner Tavern. This property meets criteria (e). There are fire code issue, parking issues, and septic system issues. On West Main Street to the left of the Chinese restaurant there is a store with one apartment. The backyard which is where the septic system would be is being used as a parking lot. That is a faulty situation, making that property hard to market. The last property was the Post Office which is a beautiful building however it is one hundred percent paved so where is the septic system. That is the statutory criteria that we looked at. Most have the septic system issue, there is too much coverage on the property, or there is an obsolete layout. The law was changed a few years ago to identify whether any of the properties that were designated redevelopment should be identified for condemnation. That means whether there would be a potential to consider for the Township Committee to work with the property owner or if they couldn't work with the property owner, go to court and take the properties through eminent domain. The Township Committee has expressed that they have no interest in doing so. The Township Committee would first need to adopt a redevelopment plan which is different from the rehabilitation plan wherein the rehabilitation will be to assist people in fixing up their properties through grants and loans. There is no plan in place yet. The redevelopment plan is first identifying the properties and coming up with a plan on what to do with those properties. We do not have a plan on what to do because we are not at that stage yet. When we have a plan we will need to identify what properties qualify for eminent domain. The two properties we've looked at for eminent domain are the Columbus Inn because of its condition and it has been empty for so long and the inclusionary property we discussed earlier which was the house between the florist and the old municipal building. These are the only two properties we looked at for the possibility for condemnation.

What the Planning Board needs to do is to see if you agree with our recommendation and whether you would like to forward that to the Township Committee. **Chairman Preidel** asked if there would ever be a need for condemnation during the rehabilitation plan. **Mr. Fox** said no not for rehabilitation. **Mr. Borgstrom** asked why the property next to the flower shop is being considered for condemnation. **Mr. Fox** said that it is situated between two municipal properties and if one were to have a redevelopment

plan or project since you are including the other two lots you would have to include that property which is between them. **Chairman Preidel** asked if there were any other questions from the board. Seeing none this portion of the meeting is closed and we will now open the meeting up for Public Hearing.

**Megahan Tierney, 24425 West Main Street**, asked if the resolution that authorizes the study was supposed to indicate whether there were condemnation or non-condemnation areas and what was the date of the resolution. **Chairman Preidel** said September of 2014. **Miss Tierney** said the study reflects recommendations for condemnation, but the notice was silent on that issue. It was my understanding that the notice was to specifically state which properties were subject and we did not get that in the letter we received. **Solicitor Coleman** said yes you did receive the notice and that notice was also posted on the bulletin board as well. **Miss Tierney** said so there are properties in the study that are recommended for condemnation that was not part of the notice. **Solicitor Coleman** asked whether she was speaking about the redevelopment or rehabilitation. **Miss Tierney** said redevelopment. **Solicitor Coleman** said well it sounds like you know the answer. **Miss Tierney** said no it was not and it is supposed to be under the law. I think that for the benefit of everyone here it would for them to know if we're in an inclusion zone which would be the entire map even though you're saying two properties. **Mr. Fox** said yes the Columbus Inn and the house. **Miss Tierney** said yes, but if we are in this zone the inclusion zone, our properties are not protected from eminent domain. At any time the board can go back once you have a plan in place and re-categorize our properties. **Solicitor Coleman** said that would require a new hearing. **Miss Tierney** said but you can do that so as soon as we're in this we can be subject to condemnation even if we aren't at this time, is that correct. **Solicitor Coleman** said yes but that would require a new hearing, new notice, and the same presentation by Ed again as to why those particular properties are warranted for condemnation. **Miss Tierney** will the next notice tell us whether we are subject to condemnation. I don't think that what we received is what was required by law which is to inform us. **Solicitor Coleman** said well for those two particular properties that are in question. **Miss Tierney** said no, it also says that if you're in a non-condemnation area that you would be alerted to that fact as well. It could be a little more transparent is what I'm saying. **Solicitor Coleman** said I understand.

**Colleen Herbert, 2 Mil Lane**, I don't live in this zone, but I do have a question as a resident here why was the study commissioned and did it cost our Township any money. **Mr. Fox** said the study was commissioned because the Township Committee wanted to see if there were any properties that could use the opportunity of tax abatements, loans, or grants to be fixed up or if there is an area for redevelopment. It did not cost any money.

**Art Unger, 379 New York Avenue**, You are saying that these properties that are in the inclusion zone so how are these grants and things going to be available to us. **Mr. Fox** said different grants and loans are available through the county department of redevelopment. The Township Committee needs to develop a redevelopment plan and have a program for a short term tax abatement. **Mr. Unger** said we have tried to apply for a grant before and the one that was granted to us, there is so many hoops and things that you have to jump through to get what you need. The application process is usually extensive, so is this going to be easier for us. **Mr. Fox** said that for the county it would be the same process, but the municipality would be a little bit different. **Mr. Unger** said when he did a grant they had to have three different contracts for them to come in, so will this be the same process. **Mr. Fox** said from the county yes.

**Edson Hopkins, 342 New York Avenue**, Why were we picked out in this particular area for this study. **Mr. Fox** said that it was his professional opinion that most of the homes in this area were in need of rehabilitation. **Mr. Hopkins**, said that it was his understanding that their properties would be inspected by someone. **Mr. Fox** said no. **Mr. Hopkins** asked who would determine what needs to be done to fix up the property. **Mr. Fox** said it would be up to the property owner because it's all voluntary. **Mr. Unger**

said so if I would like to fix up my property there will be grants and loans available to me. **Mr. Fox** said through the county there are grants and loans that you can get if you qualify.

**Bob Higgins, 10 Hansom Drive** also the Mayor said he has been working with Ed for one and a half years. We have concerns about downtown. Since we have moved the municipal complex from town to this building things have been affected downtown. We have tried to come up with a sensible plan to decide what we are doing with certain properties such as the old municipal building and the Columbus inn. We have some properties that may benefit from some help from the county. Wouldn't be easier for a property owner to get a loan to fix up there property if we have a plan in place. **Mr. Fox** said that is correct. **Mayor Higgins** said that is the whole purpose of doing the rehabilitation. This is all voluntary. We are not going to go to you and say you need to fix this or that, all we are doing is giving property owners the opportunity to make improvements if they choose to do so. This is the first of many steps. Right now we do not have any answers, until we get this approved we cannot get help from the county. We do not want a lot of developers. We want one developer to come in with a plan and with a redevelopment plan in place the Township will have more control over what happens. **Mr. Fox** said yes that is true. **Mayor Higgins** said he understands that many people think that the government is trying to run over them but we are not going to do that to anyone. We are here to help, listen, and work with all the property owners.

**Joe Lippincott, 375 New York Avenue**, said this all leads to sewer right. **Mayor Higgins** said it may or it may not, but sewer would definitely help it. **Mr. Lippincott**, said yes but all the criteria points to septic. **Mayor Higgins** said sooner or later all properties will need septic if we don't get sewer in five years there will be an even bigger problem downtown than there is now. Last year I met with the USDA and yes sewer is expensive but we won't know exactly until we go through this whole process. Putting in sewer may cost less than everyone having to put in a new septic system, however that is not what this is all about. Right now we are just trying to approve the area and this is the first step of many we must take before anything can be done. We are being told by the Health Department that the Columbus Inn will never open. **Mr. Lippincott** said that little strip of road is not going to operate a sewer plant. So where does the rest of it come in. **Mayor Higgins** if this is the direction that the Committee want to go than we have to talk to developers. **Mr. Lippincott** said to Mr. Fox well you guys will be doing this correct. **Mr. Fox** said no it will be up to Township Committee.

**Carol Foster, 191 Atlantic Avenue**, asked how many houses would be included in the sewer and how much the sewer plant would handle of that area. **Chairman Preidel** said that the Planning Board is here by Resolution from the Township Committee asking us if these houses meet the criteria for rehabilitation or redevelopment. There were six criteria listed for rehabilitation and it only has to meet one out of the six. That is all the Planning Board is here to do, which is to determine if the area meets the criteria. Everything else such as sewer, grants, and loans is all Township Committee. If we pass this it goes back to the Township Committee and even if we do not pass it, it will still go back to the Township Committee and they can still approve it. All we can do is make a recommendation. **Miss Foster** asked why the old construction office was not included in this study and maybe that piece of property should be pulled back in so that it is included. **Mr. Fox** said he was not asked to look at that piece of property. We can only look at those properties that we were asked to by the Township Committee. **Miss Foster** said she believed it was said that redevelopment trumps rehabilitation so if the recommendation is made to go ahead with the rehabilitation part of the plan and then a change is made to the redevelopment plan later that trumps anything that happens with the rehabilitation part of the plan. **Mr. Fox** said there are two different areas. The redevelopment plan is only a couple different properties in two different areas. The overriding one would be the redevelopment plan. It would not affect anything else. **Miss Foster** said if the Township Committee decides we are going to go through with the rehabilitation plan than they decide they want to do the redevelopment, will that trump anything that is going on with the rehabilitation. **Mr.**

**Fox** said no. **Miss Foster** said regarding the Grange Mr. Fox stated that the building was not useable because meetings take place on the second floor which does not meet the fire code. That building does get rented out and the first floor does get used. Regarding her home she said that in the report it says that one half of her building was built in the 1900's and the other half of our building was built in the 1800's. She was not sure if that has anything to do with the financial calculations or not, but their building is not the only one with this issue. **Mr. Fox** asked what her address was. **Miss Foster** said 191 Atlantic Avenue so could this be amended before it goes to the Township Committee. **Mr. Fox** yes it can be amended. The Planning Board can ask me to make those changes. **Miss Foster** asked if it makes any difference whether the changes are made or not. **Solicitor Coleman** said that it is up to the Planning Board to decide if they want to amend the plan and then make that recommendation to the Township Committee.

**Tony Quinto, 27 Waverly Drive**, asked if in order to be considered for the benefits described earlier you have to be an owner occupier of the building or not. **Mr. Fox** said it depends on what program you are looking at. **Mr. Quinto** what is the interest of the Bridge Commission was in doing the study. **Mr. Fox** said the Bridge Commission is a shared service for all municipalities and it has great programs to help with redevelopment.

**Chairman Preidel** asked if there were any other questions. Seeing none the Public Hearing portion of the meeting is now closed.

**Solicitor Coleman** said that regarding Miss Tierney's comment after reading through the Resolution that was adopted by the Township Committee on September of 2014 it was not compliant with the statute in that it did not identify whether this board should consider or not consider the area in need of condemnation or not. So, this resolution was not effective in asking this board to undertake a redevelopment investigation. What I recommend is that the Township Committee adopt a new resolution. If in fact Mr. Fox's report that you may or may not consider once you identify the two properties in need of condemnation to be the Columbus Inn and the inclusionary property between the two municipal properties, before you can consider that and recommend that the Township Committee is going to have to adopt a new resolution. You can carry this hearing but it's going to have to be re noticed as well. There is nothing stopping you from considering the rehabilitation aspect. **Mr. Semptimphelter** asked if they could just remove the two properties. **Solicitor Coleman** said no because the resolution from the Township Committee needed to say that it was a non-condemnation area. **Mr. Semptimphelter** said that he believes the area met the criteria for rehabilitation and feels it should be sent back to the Township Committee.

**Chairman Preidel** asked for a motion to approve the rehabilitation area only sending it back to Township Committee. **Mr. Semptimphelter** offered the motion which was seconded by **Miss Cholewa**. Motion carried on a roll call vote recorded as follows:

**AYE:** Semptimphelter, Cholewa, Borgstrom, Kampo, Lippincott, Allen, Preidel

**NAY:** None **ABSTAIN:** None **ABSENT:** Puglia, Walker

**Chairman Preidel** asked for a motion to adjourn the meeting. **Mr. Semptimphelter** offered a motion which was seconded by **Miss Cholewa**. Motion carried.

**Respectfully Submitted:**

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**Ashley Jolly, Secretary**

