

September 22, 2012

A Special Meeting was held by the Township Council of the Township of Roxbury on September 22, 2012 in the Municipal Building located at 1715 Route 46 in Ledgewood, New Jersey at 1:00PM.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting of the Township Council of the Township of Roxbury was given as required by the Open Public Meetings Act as follows: Notice was published in the Daily Record and posted on the Township website on September 18, 2012; Notice was faxed to the Daily Record, the Newark Star Ledger, The Roxbury Register, and was posted on the bulletin board in the main hallway of the Municipal Building, on September 14, 2012.

ROLL CALL (Present): Councilman Gary Behrens
Councilman Mark Crowley
Deputy Mayor Kathy DeFillippo
Councilman Jim Rilee (arrival 2:25PM)
Councilman Martin Schmidt
Councilman Richard Zoschak
Mayor Fred Hall

Absent: None

Also Present: Christopher Rath, Township Manager/Deputy Clerk
Kathy Florio, Administrative Aide

Staff: Mike Kobylarz, Township Engineer/Director of Utilities
Russell Stern, Township Planner

Public: None

PRESENTATIONS, AWARDS, ETC.

Hercules Development/Goal Setting

Mayor Hall stated that the purpose of the Special Meeting was for Council members to participate in a brainstorming/visioning session regarding the property known as Hercules.

Mr. Rath presented a Power Point slide presentation, stating that some of the slides and information had been provided by Ashland Corporation:

Overview

1. Existing Site Conditions
 - Developable Area
 - Existing Zoning Scenario
 - Existing Zoning Plan
 - Fiscal Impact

2. Modeling Existing Zoning
 - Modeling Ability (can do models for Council review)
 - Traffic Impact
 - Intersection Study
 - Comparison of Trips
 - Utility Analysis
 - Cost/Benefit Analysis

3. Planning and Approval Process
4. Next Steps
 - Determine Development Process
 - Professional Assistance (Escrow)
 - Planning Firm Experienced in Redevelopment
5. Determine conceptual uses on the property
 - Brainstorm
 - List Uses
 - Locate uses on site

Site

Mr. Stern reviewed the color-coded site map depicting the various locations within the property.

Existing Developable Areas

Mr. Stern pointed out the developable and non-developable areas on the map.

Proposed Developable Areas

Mr. Stern identified various parcels identified as A, B, C, D, E, and F on the map.

Existing Zoning Scenario

Discussion took place regarding the zoning districts based on the existing zoning district delineations.

Existing Zoning Scenario Plan

Mr. Stern reviewed the proposed zoning plan that was provided with the agenda.

Fiscal Impact Study

1. Existing Property Tax Revenue
2. Existing Proposed Project Tax Revenue
3. Existing Annual Project Service Costs
4. Projected Revenue and Costs Comparison

Traffic Impact Study

1. Existing Conditions
2. Trip Analysis
3. Generation Comparison
4. Trip Distribution & Capacity Analysis
5. Offsite Impacts Traffic Impacts Associated with Development

Study Intersections

Mr. Raths reviewed the potential impact on various intersections if a redevelopment project was approved for the site.

Site Generated Trips Comparison

The estimated AM Peak Hour, PM Peak Hour, and Saturday Peak Hour projections were discussed based on the existing zoning scenario.

2032 Full-Build Traffic Volumes

Mr. Raths detailed potential traffic situations based on projected build-outs. General Council discussion ensued.

Utility Analysis – Water & Sewer

1. Water Allocation
 - Authorized withdrawal of 1,160,000 gpd
2. NJPDES Permit
 - Allows for surface discharge of 135,000 gpd treated wastewater
3. Summary Table of Water and Sewer Demand
 - Residential
 - Non-residential

Development Scenarios

1. Hercules Conceptual Uses for Land Development Scenarios

- Retail – Destination retail, Small/Midsize Retail, Restaurant and Service
 - Industrial/Commercial
 - Office
 - Transit Oriented Redevelopment
 - Health
 - Non-Traditional Industrial
 - Hotel
 - Government
 - Open Space
 - Recreation

At 2:00PM, Mayor Hall amended the order of the agenda to allow for a five (5) minute recess.

At 2:05PM, Council returned to the meeting.

Council reconvened and general discussion took place. Mayor Hall asked for a realistic projection of the expected revenue. Mr. Raths explained the formula that was utilized to come up with a figure of approximately \$21,000,000 in estimated revenues.

Discussion ensued regarding the projected existence of various Township Departments. Council members agreed that it would be difficult to predict what the traffic patterns and departmental corporate structure of the Township would be thirty years from now.

Councilman Crowley pointed out that the lack of a sewer infrastructure system would significantly impact the marketability of the property.

Mr. Raths suggested that the Township hire an expert to verify the cost and use estimates provided by the property owners.

Councilman Behrens asked if any of the Council members were opposed to any of the proposed development options that were listed. Council members were neutral.

Councilman Crowley referred to comments made by resident Ron Petillo at a recent Economic Development Committee meeting about the availability of state funding designated for research and suggested contemplating placing a university or hospital on the site in order to be eligible for the type of funding he spoke about. Mr. Raths spoke about ratables and cautioned that a university or hospital might be exempt from property taxes.

Deputy Mayor DeFillippo noted her priorities in developing the property would include quality of life issues and increased ratables.

At 2:25PM, Councilman Rilee arrived to the meeting.

Councilman Rilee said that the Township should find out if the Governor is courting any major medical ventures before proceeding with discussions about how to best develop the property.

Councilman Schmidt stated that the results of the next General Election will impact the outlook of businesses and pharmaceutical companies in New Jersey.

Mr. Raths asked Mr. Stern to explain how the developmental planning & zoning guidelines relate to and affect the Master Plan, Planning Board procedures, and Council approval.

Planning & Approval Process

Regulatory framework for achieving entitlement for alternative development scenarios

- Hercules-Kenvil Site Development Approval Timeline
- Redevelopment Process vs. Zoning/GDP Comparison
- Redevelopment Process vs. Zoning/GDP Comparison Pros vs. Cons

Brain Storming

Council members agreed that a redevelopment analysis was needed. They also felt that they would like to meet with the owners of the Hercules property.

APPROVAL OF MINUTES

None

PUBLIC PORTION

None

REPORTS OF COUNCIL LIAISON REPRESENTATIVES, COUNCIL COMMITTEES AND NEW BUSINESS/OLD BUSINESS

A. Reports of Council Liaison Representatives and Council Committees – *none*

B. New Business/Old Business – *none*

MATTERS REQUESTED/REFERRED BY COUNCIL MEMBERS, MANAGER, ATTORNEY OR CLERK

None

INTRODUCTION OF PROPOSED ORDINANCES

None

HEARING AND ADOPTION OF ORDINANCES ON SECOND READING

None

INTRODUCTION AND ADOPTION OF RESOLUTIONS

None

PERSONNEL CHANGES

None

COMMUNICATIONS

None

PUBLIC PORTION

None

EXECUTIVE SESSION

None

ADJOURNMENT

At 3:20PM, Councilman Zoschak made a motion to adjourn the meeting. Councilman Schmidt seconded the motion.

Voice Vote: All in Favor – Yes

Motion carried unanimously, 7 to 0.

Submitted By:

Christopher Rath
Township Manager/Deputy Township Clerk

MINUTES APPROVED BY COUNCIL

DATE: October 23, 2012

ROLL CALL: Councilman Behrens – Yes
Councilman Crowley – Yes
Deputy Mayor DeFillippo – Yes
Councilman Rilee – Yes
Councilman Schmidt – Yes
Councilman Zoschak – Yes
Mayor Hall – Yes