

**GLOUCESTER TOWNSHIP COUNCIL  
APRIL WORKSHOP  
APRIL 1, 2019**

Mrs. Stubbs was absent.

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Peter Heinbaugh of Morningstar Court asked Council what is a redevelopment designation. Mr. Carlamere stated a redevelopment study is used to make a determination if a particular area falls into a category to be defined as a redevelopment zone or in need of economic boost. Mr. Heinbaugh asked Council what is a performance guarantee. Mr. Carlamere stated that it is an ordinance being drafted in conjunction with Remington & Vernick Engineers to meet existing statutes and guidelines for developers improving tracts of ground. Developers put up a performance guarantee or bond to construct or develop land or lot based upon approved plan from engineer and planning board. The ordinance sets forth the standards for the performance guarantee which is 120% of the value of improvements determined by the engineer.

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

1. **DISCUSSION OF REDEVELOPMENT DESIGNATION STUDY** – Mr. Carlamere stated there is an area designated as a redevelopment zone. An applicant wants to put apartments and a hotel near Route 42. This applicant needs additional ground for site improvements and wishes to incorporate this additional land into the redevelopment zone if the land meets the requirements. Last week a Phase I Environmental Study was completed and if free of contaminants, the applicant will purchase from the township. T & M will complete the redevelopment designation study for this particular piece of land. A straw poll was taken with all council members in agreement.
2. **DISCUSSION OF AMENDING LAND DEVELOPMENT ORDINANCE REGARDING PERFORMANCE GUARANTEES** – Mr. Carlamere stated Mr. Lechner, along with R & V, drafted the ordinance and Mr. Carlamere approved the draft in accordance with the statute. Mr. Mercado asked what the changes were in this amendment. Mr. Carlamere stated the amendment adjusts the performance guarantee to 120% of the improvements designated by the engineer.
3. **DISCUSSION OF AN AMENDMENT TO THE “BLACKWOOD WEST REDEVELOPMENT PLAN”** – Ms. Kanaplue of Bach stated the current Blackwood West Redevelopment Plan must be amended to be in compliance with the Fair Share Housing settlement agreement increasing the proposed 96 low and moderate income housing to 100 low and moderate income housing.
4. **DISCUSSION OF AN AMENDMENT TO THE “LAKELAND COMPLEX PHASE 1 REDEVELOPMENT AREA”** – Ms. Kanaplue of Bach stated the Lakeland Complex Phase 1 Redevelopment Plan must be amended to be in compliance with the Fair Share Housing settlement agreement changing the priority resident from senior to veterans.
5. **DISCUSSION OF AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS** – Ms. Kanaplue of Bach stated the township’s current Fair Share Housing ordinance must be repealed and redrafted to include updated standards and statutes in accordance with the state.
6. **DISCUSSION OF AFFORDABLE HOUSING PROCEDURES** – Ms. Kanaplue of Bach stated the township’s current affordable housing procedures ordinance must be repealed and redrafted to include updated standards.

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**COUNCIL LIAISON REPORTS:**

Mr. Hutchison stated the planning board is doing well.

Mr. Mignone stated opening day for the Field of Dreams is April 27<sup>th</sup>.

Mrs. Winters stated the Blackwood Caboose will be opened the same day as Gabriel Davies Tavern.

Mr. Owens stated the housing authority

Mrs. Trotto asked if council is pursuing anything regarding the solicitor canvassing, specifically Anderson Renewal, due to complaints from residents in her neighborhood. Mrs. Power stated that she partnered with Officer McLaughlin to address aggressive sales associates with Anderson Renewal. Mr. Mercado asked if the township can rescind their license. Mrs. Power stated that Anderson Renewal removed that sales team.