

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

Mr. Hutchison was absent.

PUBLIC PORTION:

Mr. Mercado opened the public portion.

Peter Heinbaugh of Morningstar Court asked what topics are being discussed in regards to redevelopment. Mr. Carlamere stated the discussion regarding Lakeland is for rezoning of the area and the discussion of College Drive is for consideration to expand the redevelopment area. Mr. Heinbaugh asked if property has to be developed on a redevelopment zone to qualify for a tax abatement. Mr. Carlamere stated the abatement is on the improvement not the land, but an area does not have to be a redevelopment zone for a developer to qualify for an abatement.

Denise Coyne of Chews Landing Road asked what advantage a developer would have if an area was designated a redevelopment zone. Mr. Carlamere stated he will be discussing this during tonight's workshop and will allow follow up questions afterwards.

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

1. **DISCUSSION OF FY2020 NJDOT TRUST FUND MUNICIPAL AID PROGRAM "STATE AID APPLICATION"**- Mr. Chadwell from Remington & Vernick stated this is an application, completed every year, to apply for funding for state aid. A straw poll was taken with all council members in agreement.

2. **DISCUSSION OF 2020 ROAD PROGRAM**- Mr. Chadwell stated after meeting with the mayor, the township wished to include Sherwood Terrace located in Glendora in the improvement program. A straw poll was taken with all council members in agreement.

3. **DISCUSSION OF LAKELAND AREA REDEVELOPMENT PLAN**- Mr. Carlamere stated there is a large tract of land, approximately 70-80 acres, owned by the county that the county is having problems with marketing and selling. Mr. Carlamere stated he met with representatives from the county to discuss changing the zoning of this area to include a residential component to help satisfy part of the township's COAH obligation. The area is currently zoned institutional and the new zoning would allow for a residential overlay. Mr. Carlamere stated Fair Share Housing is in agreement with the township's plan of 154 market to affordable single family townhouses and apartments and the township is in compliance timing-wise as long as the court sees the township moving forward with the ordinance. Mrs. Winters asked if a plan was needed to build there. Mr. Carlamere stated no, the area just needs to be available for this use, however if something comes up as institutional the township will have to find another area elsewhere in the township to replace this area.

4. **DISCUSSION OF COLLEGE DRIVE REDEVELOPMENT AREA**- Mr. Carlamere stated M&T, formerly MNT, is looking to expand the area for their improvement in the College Drive Redevelopment Area for a storm water basin. There are three township owned properties in this proposed area that would have to be auctioned off if the township wanted to sell them. By incorporating these properties into the redevelopment area, the township can negotiate directly with the proposed purchaser. The Planning board determined that this ground meets the qualifications and recommends council amend the redevelopment zone to include this. Denise Coyne asked if the township would receive more money for the ground if it were auctioned. Mr. Carlamere stated the township determines the market value for the property and sells accordingly. Mr. Carlamere stated by incorporating this ground into the redevelopment area, the township can control what the ground is used for.

COUNCIL LIAISON REPORTS:

Mrs. Stubbs nothing to report

Mr. Mignone nothing to report

Mrs. Winters nothing to report
Mr. Owens nothing to report
Mrs. Trotto nothing to report
Mr. Mercado nothing to report