

**GLOUCESTER TOWNSHIP COUNCIL  
FEBRUARY WORKSHOP  
FEBRUARY 3, 2020**

Mr. Hutchison was absent.

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Paul Krugg of Blackwood Estates asked if Lakeland Redevelopment Phase I existed and if he were able to view documentation regarding the project. Mr. Bach stated the documentation is on file with the township clerk. Mr. Krugg asked if a reevaluation has been completed of the Blackwood West Redevelopment Plan. Mr. Mercado stated there has not been a discussion at this time. Mr. Krugg asked if there is a timeline. Mr. Lechner stated the township should probably receive information from T&M Associates in April. Mr. Krugg asked council if he will hear back regarding an email sent about the Blackwood West Redevelopment Plan. Mr. Mercado stated he will provide comments.

Denise Coyne of Chews Landing Road asked for clarification regarding Lakeland Redevelopment Phase I. Mr. Bach and Ms. Kanaplue clarified. Mrs. Coyne asked for clarification on the 2019 amendment mentioning midrise apartments. Mr. Bach and Ms. Kanaplue clarified. Mrs. Coyne asked if Lakeland Redevelopment Phase II is in combination with Washington Township. Mr. Lechner explained this is a different project. Mr. Bach explained the roles of both the planning board and the governing body throughout the process of determining a redevelopment plan and or area. Mrs. Coyne asked what the differences are between a rehabilitation zone and a redevelopment plan. Mr. Lechner explained the differences. Mrs. Coyne asked if there is a redevelopment study of Blackwood Clementon Rehabilitation Zone. Mr. Lechner stated it has not been studied and is not a requirement. Mr. Lechner explained that Blackwood Clementon is an overlay zone, so a developer may choose to develop under the redevelopment plan or the existing zone. Mrs. Coyne asked how many redevelopment areas have tax pilots with abatements or without abatements. Mr. Mercado will forward question along.

Paul Krugg of Blackwood Estates asked if council would be open to making Blackwood West Redevelopment Zone an area of condemnation so blighted properties may be taken down for new developers to rebuild aesthetic. Mr. Mercado explained why council is hesitant to invoke eminent domain.

There being no comment, the public portion was closed.

1. **DISCUSSION OF LEBANON LAKE SEDIMENT SAMPLING & LABORATORY ANALYSIS** - Mr. Chadwell of Remington & Vernick explained that Lebanon Lake is a private lake on the border of Gloucester Township and Washington Township. Residents around the lake received a letter from the NJDEP requesting remediation of the dam. Mr. Chadwell explained the Mayor wishes to test lake sediment to prevent contamination from traveling downstream in the event of the dam breaking. Mrs. Winters asked what the next steps would be if R&V were to find something. Mr. Chadwell explained the lake is a private lake and the dam is not the township's responsibility. A straw poll was taken with all council members in agreement.
2. **DISCUSSION OF LAKELAND PHASE 2 REDEVELOPMENT PLAN**- Mr. Bach and Ms. Kanaplue described the Lakeland Complex Phase II Redevelopment Plan and the plan's compliance with the Fair Share Housing Agreement and affordable housing stipulated in the settlement agreement. Mr. Bach and Ms. Kanaplue outlined the Lakeland Complex Phase II project involving single family, townhouse, and apartment type housing with inclusionary affordable housing within. Mrs. Stubbs asked if the affordable housing units would be dispersed throughout. Ms. Kanaplue explained that the affordable housing units are only applicable within the townhouse and apartment type housing. Mr. Bach provided a draft ordinance to amend Lakeland Complex Phase I Redevelopment Plan to allow for senior affordable, veteran housing, and inclusionary multi-family housing. Mr. Bach also included an draft ordinance repealing/replacing Article 10 Affordable Housing Procedural Requirements.

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**COUNCIL LIAISON REPORTS:**

Mr. Mignone stated meetings for the Field of Dreams have begun.  
Mr. Owens stated Reorganization for the Housing Authority is coming up.  
Mr. Mercado stated Reorganization for the MUA is this Friday.

Mr. Carlamere stated he is working on amendments for a redevelopment agreement project to include property that was owned by the township for the increase in size of the hotel and the addition of a pool and recreation area for the apartments. Developer also asked for a 5 year abatement on the improvements. Mr. Lechner stated the original plans submitted to the Planning Board and Zoning Board include sidewalks along Commencement Drive to Robert E Kelly Blvd so that pedestrians can walk safely from the hotel and apartments to the outlets. Mr. Lechner stressed that this be included in the amendment.

Mr. Lechner stated he finally received a revised plan for the Holiday Inn planned on the Black Horse Pike.