

## Maurice River Township Land Use Board

The Chairman announced that this meeting was being held in accordance with Open Public Meetings Act of New Jersey.

Meeting Minutes: November 5, 2014

Present: B. Stowman, C. Thompson, K. Ireland, J. Carrara, R. Hoffman, G. Gross, J. Lafferty, J. Pflaumer, T. Imbaratto, C. Morrissey, M. Benson, T. Cuiello

Flag Salute

The minutes of September 3, 2014 were read

Motion Ireland to accept minutes, 2<sup>nd</sup> Carrara, Pflaumer abstained, All others in favor

Correspondence:

\*A letter to Gordon Gross from Urban Engineers dated September 1, 2014

Re: Waterfront Development Permit Application Submission to NJ DEP  
Floating Dry-dock Construction/Operation at Dorchester Shipyard

Stowman asked Gross if there was a timeline, Gross answered No

\*Memo from Pinelands Commission

Re: Public Hearing for Buena Vista Twp. Ordinance 17-2014

\*Letter from Pinelands Commission to Linda Costello

Re: Ordinance 633, Sapello Foundry Redevelopment Plan  
Requires no further review and may take effect

\*July/August NJ Planner

\*Dixon Associates, Cormac Morrissey Review on the Zanghi Compliance Review

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Tiffany Cuiello spoke on the letter in reference to the Sapello Foundry and what the next steps are.

Stowman asked Morrissey about the Zanghi Compliance Review. Morrissey stated the acreage went up from 6.6 to 8.3 acres. Blazing was not obvious.

Stowman stated that this will follow the property if it is sold.

Gross stated they are active in the one pit and he will visit the site and check on blazing.

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Preliminary Investigation

Determination of an Area in Need of Redevelopment

Leesburg Riverfront Area

Nick Graviano, NJ Future, explained that this investigation is the first step. He explained the process.

There are parcels along the river that are underutilized.

The old shipyard (Whibco Sight) was to be looked at so the surrounding area was also looked at to see if they meet the statutory requirement for redevelopment.

The property is worth much more than the buildings, showing the underutilization.

The only one that meets the redevelopment requirements is the Whibco Properties, Block 281, Lot 7 (add'l 8) and Block 281, Lot 18 and Block 296, Lot 33.

All other properties will be left out of the future studies.

Graviano explained why the parcels met the criteria for redevelopment. It is a total of 18.5 acres.

Imbaratto questioned if everything up to page 27 (all other properties except Whibco) will go away in the future report?

Tiffany Cuiello stated that it will go away in terms that it will not be part of any redevelopment. But, it will remain part of the report as to why they are not included in the redevelopment.

Stowman spoke on zoning and how the redevelopment can add to the zoning.

Cuiello spoke on the zoning and the plan. It allows you to tailor zoning specific to the property.

Carrara spoke on Cumberland County and Downe Twp. There is a NJEIT grant to extend sewers. Does the redevelopment zone make it easier to get sewer service here?

Graviano answered No. Benson stated that would be beyond this study.

Imbaratto stated he is concerned with changing the zoning.

Cuviello stated that it is more than zoning, it is also grants and creative financing. The redevelopment plan could stipulate things we don't want. Stowman spoke on the same.

Graviano stated that at this time we are just saying that yes, this parcel is in need of redevelopment.

Public Access was discussed.

Benson stated that the Board has to make a determination if this area is in need of redevelopment.

Stowman asked if the Board agrees that the other properties be left out?

Discussion was held on that.

Graviano explained that Block 296, Lot 33 is the only property that does not, on it's own, meet the criteria. But it is contiguous and is connected the land locked property.

Carrara stated that she feels that the Del-Val Shipyard only meets criteria E, that it is underutilized. Graviano stated that he feels they also meet criteria A & D. He spoke on the condition and age of the structures.

Cuviello also stated the properties identified for redevelopment are not producing anything for the twp., they are commercial but vacant for years. They continue to be stagnant and not productive.

Imbaratto asked if the property was for sale. It is not for sale now. At one time it was and the sale price was \$3.5 million.

L. Johnson noted that the public hearing was properly noticed.

Motion for Public Hearing Carrara, 2<sup>nd</sup> Ireland, AIF

Drew Tomlin was sworn in.

He is part of the Twp. Economic Committee and his property sits at the back part of Lot 33.

He asked who's idea this was?

Ireland stated that it was hers.

He asked if she lived in the township?

She stated that she still has a residence in the township.

Tomlin spoke on a 33 ft right of way from Olive St to River Rd.

Graviano stated he would investigate it further and these are things to consider at the next phase.

The report cannot answer these questions tonight. The only question tonight is does this area meet criteria as an area in need of redevelopment.

Tomlin asked how does Whibco feels about it?

Graviano stated they are agreeable.

He asked if Nick was aware aware that the NJ Historic Preservation Trust is interested in the property?

Graviano stated that he was not aware of that.

Tomlin asked who paid you?

Graviano explained that he was paid through NJ Future, a non-profit organization and that provided the township with pro-bono planner services. The township has not paid for this study.

How did you get selected to do this over someone else?

Graviano stated he is a licensed planner, he is a resident and is familiar with the area.

Tomlin stated he could not be too familiar with the area if he missed the things that he mentioned.

Graviano stated he did not miss them but they did not need to be part of this study.

Stowman commented on NJ Future and the past relationship with the township.

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Robert Dick was sworn in.

176 High St.

Block 281, Lot 5 & 6

Mr. Dick asked is Whibco is going to be forced to do anything?

No, they will not be forced. The resolution states no eminent domain. There will be no taking of property. No one will be forced to do anything.

Cuviello stated that they couldn't be forced to do anything but by enacting specific zoning they could be precluded from doing other things.

Benson spoke on same.

Cuviello stated that whatever is in the next phase of the plan if this goes forward is what they will be constrained by.

He also asked what kind of incentive will they have. Will they be giving free money to do something that they could profit off of?

The township may be able to utilize grants to do studies and do improvement that would benefit the area and the property. Possible grants through the state or third party source, not related to the township.

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Stowman explained to the public that this is a very preliminary stage and the township committee would be discussing things as it goes further, if it goes further.

Drew Tomlin

Questioned tax and other financial incentives?

Cuviello stated that is part of the next step if it goes further. There are a menu of options that could be offered which can include short or long term tax incentives, financing.

Cuviello explained tax abatements and how they worked.

These things are optional. There are a menu of options that could come with this designation.

Any further action would not be individual notices but would be a public notice.

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No further public comment

Motion to close public hearing Lafferty, 2<sup>nd</sup> Hoffman, AIF

Board discussion on report.

Stowman stated we have to give an answer to the Township Committee.

Benson stated the Board could recommend the area is in need of redevelopment as specified in the study and that the committee proceeds to develop a plan.

Stowman stated if there is anything not to the liking of the Board that can be discussed.

Gross made comment on what is already allowed on the property in terms of zoning.

Any of these uses the public would still be part of the development.

He also stated that this plan gives flexibility to get something done on these properties and gives a chance that something could happen and it would be beneficial to the township.

Benson stated at this time we are just determining this area is in need of development.

Gross stated that if the plan goes forward the public will be included.

Thompson state he liked the way Graviano introduced the way he started the study by giving an overall explanation as to how this area was targeted and would like to see that in the study.

Benson stated the resolution would be recommending to the Township Committee that the areas listed are to be declared in need of redevelopment with modification of how the study started.

Motion to recommend in a resolution as stated by Benson, Hoffman, 2<sup>nd</sup> Thompson

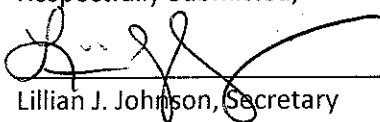
Carrara stated she does not believe it meets the criteria.

8 Yes, 1 No in a roll call vote

There was no other public comment.

Motion to close Carrara, 2<sup>nd</sup> Lafferty, AIF

Respectfully Submitted,



Lillian J. Johnson, Secretary