

**BOROUGH OF SOUTH TOMS RIVER
MINUTES OF SPECIAL MEETING
JUNE 26, 2017, 6:00 PM**

Mayor Cradle opened the meeting with a Moment of Silence, followed by the Flag Salute.

The Municipal Clerk read the following State of Public Notice:

This meeting of the Mayor and Borough Council was called pursuant to the provisions of the Open Public Meeting Law. Notice of this meeting was sent to the Asbury Park Press and published on June 21, 2017; in addition a copy of notice is posted on the bulletin board in the Municipal Building, and filed in the office of the Borough Clerk.

ROLL CALL:

	Handshy	Rolzhausen	Mosley	Murray	McCormack	Ross	Cradle
Present	x			x		x	x
Absent		x	x		x		

The Municipal Clerk requested that the Borough Redevelopment Attorney, Joe Baumann, approach the Governing Body and give a status update and timeline of the Dover Road Redevelopment Plan.

Joe Baumann provided the timeline of the process of how the Redevelopment Plan can to second reading. This process included meetings with the Resident Advisory Board, studies and recommendations from the Land Use Board. The plan was introduced on May 22, 2017, and is ready for adoption. The Redevelopment Agreement still has to com; has to be negotiated to the extent the plan is passed on second reading. The Redevelopment wants a PILOT and still has to complete the application, which he was provided. The Borough would consider the POLIT, and has to determine the length, costs; it's a process. The current plan up for second reading does not deal with this; only covering zoning.

Mayor Cradle asked about the Redeveloper's request to change from sale to rentals.

Mr. Baumann stated that in the past they stated it was always a possibility to change from sales to rental, and that it was contingent on the market. This aspect would be part of the Redevelopment Agreement. He further stated that because the Redeveloper would maintain ownership, there would be no Homeowners Association, and they would be responsible for all maintenance.

Mayor Cradle stated that he, Councilman Ross, Councilman Handshy and Councilman Gleason visited a comparable development built by the Redeveloper, in an effort to see how they last long-term. He stated that they have maintained a nice development, and further explained the willingness of the Redeveloper to work with the Borough.

Councilman Ross asked about the impact on abatement.

The Municipal Clerk stated that Councilman Rolzhausen entered the room and joined the Governing Body at 6:20pm.

Mr. Baumann stated that the formula for abatements on rentals would be based on 90% annual gross revenue. If the rent was \$1,500 a month, the PILOT could be 10%, and the Borough would receive \$150 per unit. The 10% is negotiable. The Borough receives 95% of the PILOT and County received 5%.; the school 0% unless the Borough wishes to address this percentage. The fiscal impact study would be a 30 year projection. If taxes go up then the so would the PILOT. The study would analyze costs weighing against the expected revenues.

The Municipal Clerk opened the floor for Public Comments

Jason Glogolich, 418 Applegate, asked if the new development would have a Homeowners Association?

Mr. Baumann stated that as part of the PILOT program, the Redeveloper acts as the HOA, and an official HOA will not exist. He further expressed that a PILOT allows the Borough to make the Redeveloper provide for their own garbage pick-up, snow removal services, and other aspects relating to the Municipal Services Act.

Anna Polozzo, 12 Citadel, asked if the Borough call limit Section 8 housing?

Joe Baumann stated this is not a Section 8 project. They have zero interest in this; and they couldn't afford it since the PILOT would be too low, and the property is too expensive.

Councilman Ross: Can the landfill still be part of the negotiation?

Mr. Baumann stated that we can still talk to them about the landfill closure. The projects are independent, but can tie them together as a PILOT if the Borough wishes.

Seeing no other questions or comments, the Municipal Clerk requested a motion to close Public Comment

1ST: Rolzhausen 2ND: Ross and full Council consent.

Motion to Adjourn: 1st: Murray 2nd: Ross and full Council consent.

ADJOURNMENT @6:35pm

Respectfully Submitted,

Municipal Clerk

Oscar Cradle, Mayor