**VOORHEES TOWNSHIP COMMITTEE**

**MINUTES FOR THE SPECIAL MEETING OF JULY 16, 2018**

**REGULAR MEETING 8:00 PM**

**FLAG SALUTE**

**ROLL CALL** Mr. Friedman Mr. Platt Mr. Ravitz Ms. Nocito Mayor Mignogna

**IN ATTENDANCE** Larry Spellman, Township Administrator; Louis Bordi, Police Chief, Mario DiNatale, Director of Community Development

PUBLIC COMMENT FOR RESOLUTIONS ONLY

MOTION TO CLOSE

PUBLIC PORTION: MR. PLAT AYES: ALL

SECONDED: MR. FRIEDMAN NAYS: NONE

RESOLUTION NO. 182-18 APPROVING THE HIRING OF WILL RODRIGUEZ TO THE POSITION OF POLICE OFFICER (ACADEMY STEP) IN THE VOORHEES TOWNSHIP POLICE DEPARTMENT

MOTION TO APPROVE: MR. PLATT

SECONDED: MR. RAVITZ

AYES: ALL

NAYS: NONE

RESOLUTION NO. 183-18 APPROVING THE HIRING OF MICHAEL COTTER TO THE POSITION OF TRUCK DRIVER (TIER 1) IN THE VOORHEES TOWNSHIP DEPARTMENT OF PUBLIC WORKS

MOTION TO APPROVE: MR. PLATT

SECONDED: MR. RAVITZ

AYES: ALL

NAYS: NONE

RESOLUTION NO. 184-18 DECLARING DEFAULT OF PLANLAND, LLC, FOR A DEMOLITION BOND FOR ONE (1) MODEL HOME LOCATED OFF OF DENES AVENUE, BLOCK 206, LOT 12, IN THE TOWNSHIP OF VOORHEES UNDER IRREVOCABLE LETTER OF CREDIT NUMBER 0311753780 FROM EQUITY BANK, NA, AND ITS SUCCESSOR, SUSQUEHANNA BANK

MOTION TO APPROVE: MS. NOCITO

SECONDED: MR. RAVITZ

AYES: ALL

NAYS: NONE

COMMENTS FROM COMMITTEE - NONE

COMMENTS FROM THE PUBLIC – NONE

MOTION TO CLOSE PUBLIC PORTION: MR. PLATT

SECONDED: MR. FRIEDMAN

AYES: ALL

NAYS: NONE

MOTION TO ADJOURN: MR. RAVITZ

SECONDED: MR. PLATT

AYES: ALL

NONE: NONE

RESOLUTION NO. 182-18

APPROVING THE HIRING OF WILFREDO RODRIGUEZ TO THE POSITION OF

POLICE OFFICER IN THE VOORHEES TOWNSHIP POLICE DEPARTMENT

WHEREAS, a need exists in The Voorhees Township Police Department to hire a Police Officer; and

WHEREAS, Chief Louis Bordi has recommended the appointment of Wilfredo Rodriguez to the position of Police Officer (Academy Step) for the Township of Voorhees; and

WHEREAS, the New Jersey Department of Personnel has certified that Wilfredo Rodriguez is eligible for the appointment to the position of Police Officer;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden and State of New Jersey that Wilfredo Rodriguez be appointed to the position of Police Officer effective August 1, 2018.

DATED: JULY 16, 2018 MOTION: MR. PLATT

AYES: ALL SECONDED: MR. RAVITZ

NAYS: NONE APPROVED BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Municipal Clerk of the Township of Voorhees hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Mayor and Township Committee of the Township of Voorhees at their meeting of July 16, 2018 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ 08043.

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Dee Ober, RMC

Township Clerk

RESOLUTION NO. 183-18

APPROVING THE HIRING OF MICHAEL COTTER TO THE

POSITION OF TRUCK DRIVER IN THE VOORHEES TOWNSHIP

DEPARTMENT OF PUBLIC WORKS

WHEREAS, a need exists in the Department of Public Works to hire a Truck Driver; and

WHEREAS, Joe Lovallo, Director of Public Works has recommended the hiring of Michael Cotter to the position of Truck Driver for the Township of Voorhees; and

WHEREAS, Michal Cotter possesses the necessary qualifications and abilities to perform the duties of Truck Driver,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Township Committee of the Township of Voorhees, County of Camden and State of New Jersey that Michael Cotter be appointed to the position of Truck Driver (Tier 1) effective August 6, 2018.

DATED: JULY 16, 2018 MOTION: MR. PLATT

AYES: ALL SECONDED: MR. RAVITZ

NAYS: NONE APPROVED BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Municipal Clerk of the Township of Voorhees hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Mayor and Township Committee of the Township of Voorhees at their meeting of July 16, 2018 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ 08043.

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Dee Ober, RMC

Township Clerk

**RESOLUTION NO. 184-18**

**RESOLUTION DECLARING DEFAULT OF PLANLAND, LLC, FOR A DEMOLITION BOND FOR ONE (1) MODEL HOME LOCATED OFF OF DEANES AVENUE, BLOCK 206, LOT 12,**

**IN THE TOWNSHIP OF VOORHEES**

**WHEREAS**, Planland, L.L.C. (“Developer”) is the owner of certain property located off of Deanes Avenue, Voorhees, New Jersey, a/k/a Block 206, Lot 12 on the Official Tax Map of Voorhees Township (“Subject Property”) and has proposed a 24-lot subdivision including 23 residential building lots and stormwater management lot with associated roadways and utilities (“Project”); and

**WHEREAS**, the Developer received preliminary major subdivision approval on November 9, 2011 as memorialized in Resolution No. 11-037 and final major subdivision approval on April 11, 2012 as memorialized in Resolution No. 12-012 from the Voorhees Planning Board to construct the Project; and

**WHEREAS**, the Planning Board Approvals noted that there was a lack of sanitary sewer availability for the Project at the time of the foresaid approvals; and

**WHEREAS**, the Developer requested that it be allowed to construct one (1) representative home to be used as part of a sales campaign to show the design, structure and appearance of units in the Project which would also include a sales office without sanitary sewer ("Model Home"); and

**WHEREAS**, the Township agreed to permit the construction of the Model Home (without sanitary sewer) subject to strict compliance with an Interim Developer's Agreement ("Agreement") executed by and between the Township and Developer on or about September 10, 2012 and recorded with the County of Camden on March 6, 2013; and

**WHEREAS**, as a condition of the approvals set forth in the Interim Developer’s Agreement, the Developer was required to post with the Township a demolition surety, which was ultimately a cash bond in the form of Check No. 51580229-5, in the amount of $51,930.00 deposit into the Township’s escrow account created for said purpose; and

**WHEREAS**, the Model Home was permitted to stand and be utilized, pursuant to the terms of the Interim Developer’s Agreement, for a period not to exceed two (2) years from the date of the Agreement (September 10, 2012) unless sanitary sewer was provided for the Project prior thereto by the Developer; and

**WHEREAS**, a significant amount of time, well in excess of two (2) years, has passed and there currently is no sanitary sewer for the Project as required by the Developer during the Model Home Period; and

**WHEREAS**, multiple demands have been made upon the Developer to demolish and remove the Model Home and any and all foundations and footings and other improvements associated therewith and return and restore the Subject Property to the condition which existed prior to constructing the Model Home without success; and

**WHEREAS**, the terms of the Interim Developer’s Agreement afford the Township the right to call into default the demolition bond and remove the Model Home and any and all foundations and footings and other improvements associated therewith; and

**WHEREAS**, the Mayor and Township Committee of the Township of Voorhees have determined it is appropriate, after nearly six (6) years, to demolish the Model Home as set forth in the Interim Developer’s Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Voorhees as follows:

1. The provisions of the **WHEREAS** clauses set forth above are incorporated herein by reference and made a part hereof.
2. The developer/applicant, Planland L.L.C., is hereby declared to be in default of the terms and conditions of the Interim Developer’s Agreement and the Township Solicitor is hereby authorized to take any and all actions necessary, including the filing of a lawsuit against any and all responsible parties, to secure the demolition of the Model Home.
3. The Township’s Clerk, Chief Financial Officer and Administrator are hereby authorized, in accordance with the terms of the Interim Developer’s Agreement to seek claim to and receive all funds necessary to permit the demolition of the Model Home and restore the aforesaid area from the proceeds being held by the Township by way of the cash proceeds deposited in the form of a demolition surety in a Township escrow account.

DATED: JULY 16, 2018 MOTION: MS. NOCITO

AYES: ALL SECONDED: MR. RAVITZ

NAYS: NONE APPROVED BY: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael R. Mignogna, Mayor

I, Dee Ober, Municipal Clerk of the Township of Voorhees hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Mayor and Township Committee of the Township of Voorhees at their meeting of July 16, 2018 held in the Municipal Building, 2400 Voorhees Town Center, Voorhees, NJ 08043.

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Dee Ober, RMC

Township Clerk