

**CITY OF ESTELL MANOR
CITY COUNCIL WORKSHOP MEETING MINUTES
MARCH 16, 2011**

Pursuant to the Open Public Meetings Act adequate notice of this meeting was sent to the Official Newspaper and was posted on the City bulletin board and website. Mayor Venezia called the meeting to order at approximately 7:30 pm.

Roll call: Present: Barbetto, Haeser, Teasenfitz, Wiker and Venezia
Solicitor Scerni was not in attendance.

PRESENTATION BY TOM BULLOCK REGARDING PINELANDS DEVELOPMENT

Mr. Tom Bullock described his involvement with the New Jersey Forestry Association. Stated he is also the designated volunteer for Estell Manor as a City Forestry Management Plan representative to the Pinelands Commission. Mr. Bullock is here to discuss Pinelands development and clustering issues. He stated that sample Ordinances are supposed to be sent to Pineland Municipalities in the near future. City Council did not feel any changes were necessary to the 2008 City's Master Plan after review. Mr. Bullock did not feel any objectives of the Master Plan needed to be changed, but Ordinance changes may be in order. He spoke of zoning densities and the Pinelands build out cap for Estell Manor as being 1260 units.

Mr. Bullock described differences and contradictions between zoning regulations and environmental regulations. He stated it is not a bad idea to look at the reallocation of the 1260 units within the areas remaining in town. A question of transferable development rights was raised. The transferable development rights ordinance in place right now is similar to Weymouth Township, works inside the City boundaries with densities in accordance with the 1260 units. He suggested the City take a look at the 1260 units. Current Pinelands regulations do not allow you to transfer development rights outside of the City's boundaries. Mr. Bullock suggested developing the ideas at the planning board and passing a resolution urging the Pinelands Municipal Council to get involved to help alleviate the financial burdens involved. He stated it could be costly to get the Pinelands Commission to agree.

The Mayor suggested revising our current TDR ordinance to allow more flexibility for landowners who may want to participate in the TDR program outside the municipality.

Mr. Bullock suggested a more conservative approach by passing a resolution allowing the Planning Board to review the current TDR ordinance and make a list of items to submit to the Pinelands Commission for consideration. These would prevent excessive costs to the City by having to revise an ordinance numerous times before it would be finalized.

The Mayor suggested Council support a resolution for the concept of transferring TDRs outside the City's boundaries.

Councilman Teasenfitz wanted to clarify that the resolution was to ask the Planning Board to do research on the TDR ordinance and report back with their recommendations.

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Mr. Bullock stated a good discreet start would be to look at the old 1260 unit allowance versus the diminished amount of land available to build on. A large amount of land in Estell Manor is owned by the State of NJ, Conservancy groups and etc. Then take a look at the TDR ordinance. The Mayor commented on the current State clustering regulations in place. He stated he would contact the City Solicitor to draft a resolution and to contact Mr. Bullock for direction on said resolution. He also suggested Mr. Bullock give a similar presentation to the Planning Board following Council's resolution directing the Planning Board.

NEW BUSINESS

The Estell Manor Historical Society made a request for the City Engineer to attend their meeting on March 17, 2011. Historical Society needs City Council approval because the City would be billed for the Engineer to attend an outside meeting.

The Mayor suggested the Historical Society put their questions in writing to the Engineer. Councilman Haeser agreed due to the fact that the City would be billed. He stated maybe they could gather their questions and have a representative attend the next city Council meeting to address them.

Mr. Tom Pogue, President of the Historical Society stated there has never been a presentation regarding the recreational complex and development of such a facility within 200 feet of a designated historic site.

A brief discussion ensued over the condition of the Risley School parking lot due to the heavy equipment use and questions regarding electricity.

Mr. Pogue stated the Historical Society lease in place he has concerns over the entrances and exits for the soccer fields in correlation to the Risley School parking lot.

The Mayor stated City Council followed proper procedure regarding public information about the soccer complex. The general public was informed through advertisements and two public hearings which gave ample opportunity for anyone to attend and get information regarding the plans for the soccer complex.

Councilman Haeser and Teasenfitz suggested having the public portion of the meeting earlier in the evening when the Engineer is present to answer any questions the Historical Society may have.

The Mayor reported on a meeting he recently attended regarding the City's 911 dispatch service. He suggested Hamilton Township absorb Estell Manor's service instead of staying with Mid-Atlantic in Egg Harbor City. He feels it will be a savings. Discussion ensued.

The Mayor stated that in the last newsletter his state of the City address was totally removed and other information he submitted was moved around. He stated if he is the editor that he was not a part of that. He does not believe some of the contents in the newsletter were necessary and stated

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the Historical Society is not the public relations of the City. He suggested City Council resume producing its own newsletter. Stated it can be typed, photocopied and mailed in-house. Councilman Teasenfitz commented that a lot of valid information could be put on the City's website. He stated we could also have an abbreviated printed newsletter. Discussion ensued concerning the involvement of City Council on the newsletter and future costs to produce it as well as updates to the City's website.

The Mayor expressed his discontent with the fact that the Historical Society is holding fundraiser events in the Risley School. He stated the lease prohibits such activities.

Motion made by Councilman Haeser, seconded by Councilwoman Wiker to open public portion of the meeting.

Resident, Creed Pogue stated there was not anything on tonight's agenda in reference to the absence in the Clerk's office. He commented on Mr. Bullock's presentation and potential conflicts of interest with a certain member of Council. Debate ensued with the Mayor accusing Mr. Pogue of personal attacks. Mr. Pogue also commented on the newsletter and bulk mail regulations.

Resident, Diane Pogue commented on a recent Historical Preservation Commission meeting and their ability to designate historical sites around town.

Resident, Tom Pogue, President of the Historical Society stated it is to his understanding that he should be allowed to comment during the public portion without interruption by Council. He also commented on the newsletter, grant funding to publish it and editorial procedures. He also commented on Open Space grant funding used for the Risley School.

Proper motions were made to close public portion of meeting.

Mr. Haeser Sr. from Weymouth Township Committee and also a member of the special events committee is requesting Estell Manor help financially support the July 4, 2011 fireworks. Councilman Barbetto pointed out that the fireworks donation to Weymouth had already been removed from the budget.

Councilman Haeser, of Estell Manor City Council stated Estell Manor City does not get together as a community and relies upon these events for recreation. He stated he has never missed a fireworks display in Weymouth. He supports finding a way to help support.

Councilwoman Wiker stated she feels it should rely on donations as much as possible.

The Mayor stated Council must take official action regarding the City Clerk's resignation.

Motion made by the Mayor, seconded by Councilwoman Wiker to accept the Clerk's resignation.

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Both expressed best wishes to the Clerk.

Voice vote, all in favor with the exception of Barbetto who voted no.

The Mayor stated the Personnel Committee has spoken with Judson Moore who holds an RMC and the possibility of using his certificate on a temporary basis. Stated Linda Kent, Planning Board Secretary and Deputy Tax Collector could help with some of the Finance duties. Also stated there may need to be a Deputy Clerk position appointment.

Councilman expressed his concerns of the CFO hanging his RMC license for additional compensation and circumventing the pension law.

Motions made to go into closed session to discuss Personnel matters.

The Mayor summarized closed session discussion as how to proceed in the absence of the City Clerk. Councilwoman Wiker added any formal changes will be put on the next meeting agenda.

The Mayor nominated, Fern Brown as the Deputy City Clerk. Motions made by Councilman Barbetto, seconded by Councilwoman Wiker to accept nomination with the amendment that it is a temporary appointment until formal appointments can be made.

*Roll Call, All in Favor
Motion passed*

Motions made to adjourn meeting at approximately 9:40 pm.

Respectfully submitted,

Accepted,

Fern A. Brown, Acting City Clerk

Mayor Joseph Venezia