

**LINWOOD COMMON COUNCIL
MINUTES OF REGULAR MEETING
July 27, 2011**

FLAG SALUTE:

Councilman Tim Tighe led the flag salute.

CALL TO ORDER

Councilman Elliot Beinfest called the meeting to order at 6:13 P.M., noting that the meeting had been advertised in compliance with the requirements of the Open Public Meetings Act.

ROLL CALL

Present: Mayor Rick DePamphilis; Councilman Elliot Beinfest; Councilwoman Stacy DeDomenicis; Councilman Matt Levinson; Councilman Alex Marino; and Councilman Tim Tighe.

Absent: Councilman Ralph Paolone; and Council President Donna Taylor.

Also Present: Joseph L. Youngblood, Jr., City Solicitor; Kevin Dixon, City Engineer; and Leigh Ann Napoli, Municipal Clerk.

APPROVAL OF MINUTES WITHOUT FORMAL READING

Councilman Marino motioned, seconded by Councilwoman DeDomenicis, to approve the minutes of the July 13, 2011 meeting without formal reading. All present members of Council were in favor with one abstention from Councilman Levinson. Motion was approved.

ORDINANCES

13 OF 2011 AN ORDINANCE AMENDING ORDINANCE 20, 2004 AN ORDINANCE DECLARING THE PRUDENTIAL AND BLOOM SITES IN NEED OF REDEVELOPMENT AND APPROVING A REDEVELOPMENT PLAN FOR THOSE AREAS AND REPEALING ALL ORDINANCES HERETOFORE ADOPTED THE PROVISIONS OF WHICH ARE INCONSISTENT HEREWITH.

The Clerk read Ordinance No. 13 of 2011 by title only. Councilman Tighe motioned, seconded by Councilman Levinson to approve Ordinance No. 13 for first reading. Councilman Tighe recommended the introduction of the Ordinance after reading changes into the record. All present members of Council were in favor of the changes. A roll call vote was heard with five in the affirmative and Councilman Paolone and Council President Taylor absent. Motion was approved.

RESOLUTIONS

121-2011 A Resolution authorizing a transfer of a sewer overpayment from the account of 300 W. Barr Avenue to the account of Cedar Hollow 7-A

The Clerk read Resolution 121 of 2011 by title only. Councilwoman DeDomenicis motioned, seconded by Councilman Marino to approve Resolution 121. All present members of Council were in favor. Motion was approved.

MEETING OPEN TO THE PUBLIC

Councilman Beinfest opened the floor to the public for discussion on any topic.

Wayne Dilks 214 VanSant Avenue, Linwood

Mr. Dilks indicated that he asked two questions at the last Council meeting and is waiting for answers. Councilman Beinfest indicated that Council President Taylor made several inquiries regarding Mr. Dilks concerns. However, she is not present tonight to discuss those matters.

Doug Kelner 1018 Bartlett Avenue, Linwood

In referencing the proposed conceptual plan at the Cornerstone Commerce Center, Mr. Kelner questioned if there would be sufficient parking for the new building. He asked if the northern buffer could be used by the developer if the water detention basin was not sufficient. Mr. Dixon indicated that the buffer could not be used. Mr. Dixon also indicated that the proposed parking will accommodate the project. Mr. Kelner asked if the Linwood Fire Company has a ladder tall enough for a three story building. Councilman Tighe indicated that Linwood could use mutual aid.

Mr. Kelner asked if the site could have more than one restaurant. Councilman Tighe indicated that restaurants are a permitted use.

Harold Moore 1018 Richard Drive, Linwood

Mr. Moore asked about the lighting on the buildings, signs and fencing. He is glad the buffer will be deed restricted. His main concern is the lights. He hopes the developer will put something up to block the light. Councilman Tighe indicated that specific items such as types of lighting, signs, and fences will be addressed at the Planning Board meetings. Mr. Moore is also concerned for the wildlife that lives in the buffer. He also discussed the loading dock and how and when deliveries will be made.

Neil Goldfine 16 Fallingwater Drive, Linwood

Mr. Goldfine asked if the changes that were made to the document tonight will be updated online. Councilman Tighe responded in the affirmative. Mr. Goldfine asked if Route 9 would be widened for the project. Mr. Dixon showed Mr. Goldfine the area on the conceptual plan that will be widened to provide for turn lanes at the entrance only. Mr. Goldfine indicated that the plan does not include sidewalk to be constructed up to Arrowhead Lane. Mr. Dixon agreed that the sidewalk does have to be constructed up to Arrowhead Lane. Mr. Goldfine discussed the property boundaries and existing fence between his development and Cornerstone. He indicated that his homeowners association owns the fence and it is deteriorating. He discussed the buffer requirements as written in the amendment. Mr. Goldfine discussed the trees that were planted as a requirement of the first phase of the construction and how many of the trees died. He asked if this plan would address the quality of trees to be planted and maintenance of same. Councilman Tighe indicated that the plan will be very detailed and address his concerns. Mr. Goldfine also discussed how follow-up is needed on the lighting. He discussed the location of the existing dumpster at the site and the water basin. Mr. Dixon advised that all storm water issues will be addressed at the Planning Board meetings.

Wilmer Sharpe 500 Maple Avenue, Linwood

Mr. Sharpe is here in support of the residents. He has had problems with the City in the past and hopes that the residents get everything they want in writing.

Kevin Lajiness 104 Garfield Avenue, Linwood

Mr. Lajiness indicated that there are Lady's Slippers growing in Hartshorne Park, which should be documented with the County. He also asked that the Walnut Trees at the South Jersey Industries property be included in the Shade Tree's inventory. Councilman Marino will forward Mr. Lajiness's concerns to the Chairman of the Shade Tree.

Barbara Minter 1 Arrowhead Lane, Linwood

Ms. Minter asked if the City was still pursuing Green Acre funds to purchase the northern buffer and open space behind Cornerstone. Councilman Beinfest indicated that the City is applying to Green Acres and the Atlantic County Open Space Fund. She asked what the impact would be if the City purchased the land. Councilman Tighe indicated that the language for deed restricted would change to City owned and the woods would remain.

Charlie Augie 14 Garfield Avenue, Linwood

Mr. Augie requested that the changes made tonight be posted to the web site. He also indicated that several lights are out on the bike path.

Laurie Casteen 1014 Bartlett Avenue, Linwood

Ms. Casteen discussed the language in the amendment for grocery stores. She researched the difference between Shoprite and specialty stores such as Trader Joes. The difference is that the specialty stores sell the organic products, but size of the stores can be the same. She is concerned with the size and does not think the current space can accommodate the size store of a Shoprite. Councilman Tighe agreed that the square footage could be limited.

Bob Wallace 1000 Bartlett Avenue, Linwood

Mr. Wallace is concerned that there is not enough parking for the proposed project. He is concerned with the quality of life issues such as noise, specifically from the transformers, and smells from the garbage.

Seeing and hearing no other members from the public wishing to be heard, Councilman Beinfest closed the floor.

FINAL REMARKS BY MAYOR AND COUNCIL

Mayor DePamphilis – The Mayor understands the resident's concerns regarding the proposed project. That is why Councilman Tighe and his committee worked so hard to address those concerns. The Mayor believes the development will happen and he, along with Council, wants what is best for the City.

Councilman Tighe – Councilman Tighe mirrored the Mayor's comments. He believes this is a much stronger plan than previously introduced.

Councilman Levinson – Councilman Levinson commended the work of the Redevelopment Committee and believes the language in the plan is beneficial to the City. He, too, wants what is best for the residents.

Councilman Marino – Councilman Marino agrees that the current plan is beneficial to the residents and the City. He believes the quality of life issues, such as noise, sight, and sound, will be addressed with the Planning Board. The plan represents a give and take, which includes the willingness to compromise from the developer. He thanked everyone in attendance.

Councilwoman DeDomenicis – Councilwoman DeDomenicis commended the efforts of Councilman Tighe and his committee recognizing that they listened to the resident's concerns in their goal to get the best plan for the City.

Councilman Beinfest – Councilman Beinfest agreed that everyone has to work together to get the best deal possible for the City. He thanked everyone in attendance.

ADJOURNMENT

With no further business to be addressed by Council, Councilman Marino motioned, seconded by Councilwoman DeDomenicis, to adjourn at 7:42 P.M.

Respectfully submitted,

Leigh Ann Napoli, RMC
Municipal Clerk