

**PILESGROVE TOWNSHIP  
SEPTEMBER 23, 2008  
WORK SESSION MEETING  
MINUTES**

Mayor Bickford called the work session meeting of the Pilesgrove Township Committee to order at 9:00 A.M. followed by the Pledge of Allegiance. Mayor Bickford asked the Clerk to read the following Annual Notice.

This meeting is called pursuant to the provisions of the Open Public Meetings law. This meeting of September 23, 2008 was included in a list of meetings notice sent to the Today's Sunbeam and the Elmer Times on January 5, 2008, posted on the bulletin board at the Municipal Building on January 5, 2008 and has remained continuously posted as the required notices under the Statute. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk.

Mayor Bickford advised that proper notice having been given; the Clerk is directed to include this statement in the minutes of this meeting.

Attendance:     Ernie Bickford  
                  Ed Kille  
                  William Miller  
                  Michael M. Mulligan, Esq.

Motion made by Miller, 2<sup>nd</sup> by Bickford to approve the payment of postage for the mailing of the Township newsletter in the amount of \$593.40. Ayes all.

Mayor Bickford expressed his concerns regarding the original appointments to the Township Plan Endorsement Advisory Committee, and explained that 3 of the original members have resigned.

Mr. Dave Holden and Mr. Jeff Long of the Ingerman Group entered the meeting to discuss the Ingerman Group's application to the State for tax credits on the Baileys Corner Affordable Housing project. Extensive, detailed discussion followed. The Ingerman application scored perfect, so a tie breaker factor was used by the State for the applications. Mr. Holden and Mr. Long explained the criteria that the State uses for evaluating the applications, and offered suggestions that the Ingerman Group could use to make their application more competitive. The Ingerman Group needs to reduce the per unit cost to decrease the amount of mortgage money they are requesting from the State. The Ingerman Group letter of September 19, 2008 details the developer's proposal for improving the application. Mr. Mulligan recommended that Township Committee go into closed session to discuss affordable housing litigation strategy relative the request of the Ingerman Group. Mr. Holden re-affirmed the Ingerman Group's commitment to the project and their intention to continue to work with the Township on the project.

Mayor Bickford asked if any members of the public had questions on the Baileys Corner project. Resident Phyllis Sauler asked questions regarding the definition of a PILOT and additional funding sources. Resident Cheryl Reardon asked if there were any County funds available, and Mr. Holden advised that there did not appear to be any interest on the project by the County, and he has not been able to identify any other sources of funding i.e. State, Federal.

Mr. Holden and Mr. Long left the meeting at 9:55 a.m.

Discussion followed on the membership of the Township Plan Endorsement Advisory Committee. Several residents have expressed their interest in participating, and will be contacted. Motion made by Bickford, 2<sup>nd</sup> by Kille, to approve Resolution 08-074, appointing certain members to the Plan Endorsement Advisory Committee. Bickford and Kille ayes, Miller nay.

Motion made by Bickford, 2<sup>nd</sup> by Kille to open the public comment portion of the meeting. Ayes all. Phyllis Sauler and Cheryl Reardon offered input on the Plan Endorsement Advisory Committee. There being no further public comment, motion made by Kille, 2<sup>nd</sup> by Bickford to close the public comment portion of the meeting. Ayes all.

Motion made by Miller, 2<sup>nd</sup> by Kille to go into closed session to discuss matters in accordance with N.J.S.A. 10:4-12, specifically potential litigation and contract negotiations. Ayes all.

Motion made by Kille, 2<sup>nd</sup> by Miller to reopen the meeting to the public. Ayes all.

Motion made by Bickford, 2<sup>nd</sup> by Miller to adjourn at 10:30 a.m. Ayes all.

Maureen R. Abdill, Clerk