

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING
June 13, 2022

(This meeting was held in-person and virtually/telephonically)

The Regular Meeting of the Moorestown Township Council was called to order by Mayor Gillespie at 7:00 p.m. at Town Hall, Council Chamber, 111 West Second Street, Moorestown. Attendance was as follows:

Nicole Gillespie, Councilmember
Sue Mammarella, Councilmember
Quinton Law, Councilmember
Jake Van Dyken, Councilmember
David Zipin, Councilmember

Kevin E. Aberant, Township Manager
Patricia L. Hunt, Township Clerk
Douglas Heinold, Township Solicitor

CALL TO ORDER: At 7:00 p.m., Mayor Gillespie read the Open Public Meetings Act statement in full, as printed on the agenda.

MAYOR'S STATEMENT

"Notice of this meeting has been provided in accordance with the Open Public Meetings Act" by:

1. Posting a copy of the agenda on the bulletin board at the Municipal Complex.
2. Filing a copy of the agenda in the office of the Township Clerk at the Municipal Complex.
3. Emailing a copy of the agenda to the Burlington County Times and Courier Post.
4. Forwarding written notice to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing have taken place on June 10, 2022.

MOMENT OF SILENCE AND FLAG SALUTE: The Official Action meeting began with a moment of silence and flag salute.

ROLL CALL: Mayor Gillespie took roll call; all were present.

PROCLAMATIONS & PRESENTATIONS: Proclamation: Judy Young Recognition: Mayor Gillespie advised that the following proclamation was presented to Judy Young at the Memorial Day Ceremony. She complimented Mrs. Young for all she has done for the community and for founding the Annual Memorial Day Ceremony thirty years ago.

PROCLAMATION

Whereas, Judy Young is a longtime Moorestown resident and was an active member of the Recreation Advisory Committee; and

Whereas, Judy's son, SGT Jeffrey D. Young, USMC, was tragically killed on October 23, 1983 while he was deployed as part of a peacekeeping mission in Beirut Lebanon; and

Whereas, Judy formed Beirut Connection, a support group for parents of Beirut victims as well as serving on the Board of the Beirut Veterans of America NOK; and

Whereas, Judy joined Gold Star Mothers and spent decades bringing comfort to the families of other fallen soldiers and later served as the National President; and

Whereas, Judy helped to initiate the Beirut Stamp Initiative which provided funding to the Gold Star Mothers National Memorial Foundation; and

Whereas, closer to home, Judy was instrumental in starting Moorestown's Memorial Day Ceremony at Memorial Field which honors residents of Moorestown who died while in the service of our Country; and

Whereas, Judy has had a very significant role in honoring and commemorating the memories for many Moorestown families.

NOW, THEREFORE, BE IT PROCLAIMED, that the Township Council recognizes Judy Young in Moorestown Township and Council urges all citizens to celebrate this day by following in Judy's footsteps in service to their community and humanity.

Given under my hand and seal of the Township of Moorestown this 30th day of May, 2022.
Nicole Gillespie, Mayor

Proclamation: Stigma Free Community: Mayor Gillespie read aloud the following proclamation.

PROCLAMATION

Whereas, the Township of Moorestown, along with the County of Burlington Division of Behavioral Health Services, support the designation of Stigma-Free Communities in every Municipality; and

Whereas, the Township of Moorestown recognizes that one in five Americans has experienced mental health and substance use disorders, in a given year according to the National Institute of Mental Health; and

Whereas, mental health problems are more common than cancer and heart disease combined, affecting children and adults, including more than half of our Iraq and Afghanistan Veterans treated at Veteran's Administration hospitals; and

Whereas, the stigma associated with the disease of mental illness is identified as the primary reason individuals fail to seek the help they need to recover from the disease; promoting awareness that there can be no “health” without mental health will break down barriers and encourage residents of all ages to be mindful of their mental health and ask for help when needed; and

Whereas, Stigma-Free Communities aim to inspire public interest and open dialogues about stigma, raise awareness of mental health and substance use disorders and create a culture wherein residents feel supported by their community and neighbors and feel free to seek treatment for the disease without fear of stigma; and

Whereas, resources are available to treat the disease of mental illness and substance use disorder so no one resident needs to suffer alone or feel hopeless; and

Whereas, establishing Stigma-Free Communities will raise awareness of resources and encourage residents to engage in care as soon as the need is identified so recovery can begin, hope is inspired and tragedies are avoided.

NOW, THEREFORE, BE IT PROCLAIMED, that the Township Council recognizes Moorestown Township as a Stigma-Free Community and also recognizes the needs of our community and further supports the efforts of the County of Burlington.

Given under my hand and seal of the Township of Moorestown this 13th day of June, 2022.
Nicole Gillespie, Mayor

DISCUSSION

Reports from Members of Council:

Mr. Law reported that the Tree Planting and Preservation Committee and the Environmental Advisory Committee both meet later in the week. He advised that he and Ms. Mammarella met with the Better Together committee; the committee is working on finalizing the details on what a permanent committee could look like. Mr. Law announced the upcoming Juneteenth celebration to be held at the Perkins Center for the Arts; he thanked the Center for hosting the event.

Mr. Van Dyken reported on the Second Street Market food truck event and the 4th Annual Strawbridge Lake Kayak Event. Noting both were a wonderful kickoff to summer.

Ms. Mammarella hoped to bring the Better Together business over the finish line. She said the food truck event was wonderful. She reported that the Appearance Committee will be reviewing a demolition application for a building on Lenola Road (behind the Copperwaithe House). Ms. Mammarella thanked those involved with hanging the flag for PRIDE month. She advised that there has been a lot of discussion from both the Historical Society and the Appearance Committee regarding the application for demolition of the funeral home building on Chester Avenue. She advised that she will be attending a meeting of the Historical Society where discussion on ideas to save the home will be held; she hoped the building would not be demolished.

Mayor Gillespie advised that there will be a public meeting to discuss what will be happening at the mall (the owner's vision and the development of Cooper Health). She advised that details are to come and asked that the public participate in the discussion.

Mayor Gillespie advised that she and Ms. Mammarella are working on upgrades to the website. She asked if Moorestown had a slogan. Hearing none, she advised that she and Ms. Mammarella thought it would be a good idea to hold a slogan contest and put the vote to the public (with parameters). All members of Council agreed it was a good idea.

Mayor Gillespie advised that the Economic Development Advisory Committee met on May 24th and are discussing Main Street; and the committee's charter (under the Code). She advised that Mark Hines suggested a pop-up music venue on Main Street; it was a great idea and the first event was terrific. She advised that tickets for upcoming events can be purchased on Moorestown Theater Company's website. Mayor Gillespie advised on the listening sessions being held by her and Mr. Law. She advised that the next subject matter will be Yancy-Adams Park (North Church Street) at which they would like to hear from the neighbors about future use. She advised that the date(s) will be publicized.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud.
June 27, 2022 – 7:00 p.m. (Official Action)
July 11, 2022 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 06 13 2022: Mayor Gillespie asked for a motion to adopt the Consent Agenda.

MOTIONED BY: Mr. Law
SECONDED BY: Mr. Zipin
ABSENT: None
ROLL CALL VOTE: All in favor

RESOLUTION APPROVING CONSENT AGENDA CA 06 13 2022

WHEREAS, Consent Agendas include routine items of business which are not controversial; do not require individual discussion; and are voted upon as one item by the Governing Body; and

WHEREAS, any item may be removed from the Consent Agenda by the request of any Council Member; and

WHEREAS, if so removed, said item(s) will be treated as a separate matter(s); and

WHEREAS, the Township Council has reviewed the Consent Agenda and determined that the matters listed are matters, which require official action; but do not require further deliberation or discussion.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that it hereby:

- ☒ a. Approves the Consent Agenda as written on the agenda.
- ☐ b. Approves the Consent Agenda as written with the exception of the following:

- ☐ c. Requests that all matters on the Consent Agenda be handled separately.

Discussion of Rehabilitation Designation - Jim Maley, Esquire: Mayor Gillespie advised that Council would like to hear how it might be able to utilize the “rehabilitation” designation as a tool in town.

Special Counsel James Maley said he will talk about redevelopment and then segue into discussion on redevelopment’s little brother, rehabilitation. He gave an in-depth description Council’s flexibility and strength and what benefits can be reaped through the redevelopment process, which can include things such as, special zoning in an expedited process, invest monies into properties, long-term tax abatement programs and use of eminent domain. These tools are permitted in a way to encourage the spur of development. There is a process to go through and criteria to satisfy.

The second option is designating areas of rehabilitation. This is a much easier expedited process. He gave ideas of what qualifies under rehabilitation. Long-term tax abatement and eminent domain do not fall under the realm of rehabilitation. Mr. Maley reviewed the benefits of the program and gave examples on how it can be used. Questions, answers and much discussion was held. Mr. Maley explained the plan adoption process.

Mayor Gillespie opened the floor to public. There were no comments. Council thanked Mr. Maley.

Main Street Business Parking- EDAC Presentation: Mark Hines, 130 Bridgeboro Road, Chairman, advised that two committee members conducted a survey about the municipal parking lot fourteen or fifteen months ago. He advised that he appointed a subcommittee to address, identify and provide solution(s) concerning barriers on business in Moorestown. The EDAC feels as though the municipal parking lot is inadequate. He advised that a parking study was done in 2011 (or about) and there are elements the Township should look at. He gave background on the study. He advised that Ms. Jamanow is looking at pricing for wayfinding signs (directing you to the municipal parking lot). He hoped they would be able to find a sponsor for the signage. Mr. Hines said fourteen businesses participated in the survey. He reviewed the questions and results. In closing, the following recommendations were made: enact parking signage; incentivize business owners to take better care of their properties (all through Moorestown); notify business owners of their responsibilities; offer incentives (criteria) for maintaining their property (maybe \$100 grant for plantings); offer funding towards sports sponsorships, etc. He said some businesses are outstanding and some just need to give thirty minutes. He advised that the EDAC will continue to discuss the matter.

Ms. Mammarella suggested providing a commendation letter to those gold star businesses and providing a \$100 grant to a sports organization on behalf of the business.

Mayor Gillespie noted that tenants along Main Street have been seen using the public trash cans instead of the dumpster. She asked about a charging station in the municipal lot. Mr. Aberant advised that the Director of Public Works submitted a grant application for a charging station. He also advised that all new land use approvals must include electric vehicle-ready parking spaces (same will apply to the Moorestown Mall).

Mr. Hines said he will bring the discussion back to the EDAC.

MANAGER'S REPORT: Mr. Aberant reported:

- Two new police officers, Kody Johnston and Joshua Graham, were hired and have started work.
- Percheron Park: The park is largely completed; the Friends of Percheron Park have ordered the capping for the brick wall; no delivery date has been set. Electrical work is happening now.
- Lenola Town Center Improvements: The final design has been completed and sent to the New Jersey Department for Transportation for review.
- Overlay Program (Earle Construction): Work on Main Street is expected to begin in July. When asked, Mr. Aberant was not sure if the brick crosswalks that have been installed (by the County) on Camden Avenue will be installed throughout town. However, he did note that the same design will be used in any future improvements throughout town.
- Mechanical Bar Screen: The bar screen was put into operation at the sewer treatment plant. This is a very important improvement to the facility and it will help to prevent the Township from emergency cleanout situations in the future.

- **Parking**
 - **Deer Rest Road during High School Hours:** Mr. Aberant advised that he has provided Council with a memorandum concerning student parking in the vicinity of the high school on Deer Rest Road. He advised that the Board of Education only allows seniors to drive to school. Juniors are not allowed to park at the high school so they park in the vicinity. He suggested adopting an ordinance to limit parking to two hours during the day. Discussion was held. There were no objections. Mr. Aberant advised that he will follow up with the Superintendent and the School Resource Officer will also be addressing the matter. The police department will enforce the ordinance.
 - **Paul Drive and Prospect Avenue:** Mr. Aberant advised that students attending the Moorestown Friends School park their vehicles on both sides of the subject streets which makes it hard to see oncoming traffic. He suggested limiting parking to one side of the street. There were no objections; however, it was recommended by Council that the residents be notified of its intention ahead of time. A brief discussion was held.
- **“T” Intersection at East Second Street and Camden Avenue:** Mr. Aberant advised of complaints from the residents in this area concerning the traffic and speeding. He advised that he has met with the residents who have a concern with drivers who do not stop before entering Camden Avenue and visa versa. He also met with Ken Shine, Township Engineer, and there are alternative ideas for striping which would cause drivers entering Camden Avenue to stop and make a hard turn onto Camden and those entering East Second Street would have to make a hard turn onto East Second Street. He advised that the alternatives were discussed with the residents. He advised that the improvement could be included in with the overlay project (under miscellaneous line item). Mr. Aberant sought Council’s interest. The concept drawings were reviewed and discussion was held. In closing, Council agreed to send C1 and C3 (which the residents liked) to the County for feedback.
- **Installation of Speed Humps at South Washington Avenue:** Mr. Aberant advised that he spoke to Pennoni Associates about the complaint(s) received concerning speeding on South Washington Avenue (near the bus stop) and the suggestion by the residents that a four-way stop sign(s) be installed. He advised that Pennoni does not recommend a four-way stop. Concerns have also been raised by the residents on Browning Avenue. One of the traffic calming alternatives presented was installation of speed humps. He advised that there are no speed humps in town and explained the various options. The Director of Public Works does not have an objection to the installation of speed “humps” (not bumps); the department’s equipment can handle them. Discussion was held. In closing, Mr. Aberant was advised to meet with and begin discussion with the residents in both areas. Mr. Law suggested including the residents on Cottage Avenue.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 9-2022 by title. (Public hearing was continued from May 23, 2022.)

09-2022 AN ORDINANCE AMENDING AND SUPPLEMENTING BOND ORDINANCE NO. 29-2021 AS AMENDED AND SUPPLEMENTED BY APPROPRIATING AN ADDITIONAL \$165,000 AND AUTHORIZING THE ISSUANCE OF AN ADDITIONAL \$156,750 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR IMPROVEMENTS TO THE WASTE WATER TREATMENT PLANT, TOGETHER WITH ALL RELATED EXPENSES

Mayor Gillespie opened the public hearing. There were no comments.

Mayor Gillespie asked for a motion to close the public hearing.

MOTIONED BY: Mr. Zipin
SECONDED BY: Ms. Mammarella
ABSENT: None
VOTE: All in favor

Mayor Gillespie asked for discussion by Council. There was none.

Mayor Gillespie asked for a motion to adopt the ordinance on second reading.

MOTIONED BY: Mr. Law
SECONDED BY: Mr. Van Dyken
ABSENT: None
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 10-2022 by title.

10-2022 AUTHORIZING THE CONVEYANCE OF A GRANT OF A BLANKET EASEMENT TO LRS 201 CAMDEN, LLC FOR PROPERTIES RELATED TO BLOCK 1102, LOTS 40-44 AND BLOCK 1100, LOTS 12-16 FOR STORMWATER FACILITIES ACROSS COTTAGE AVENUE

Mayor Gillespie opened the public hearing. There were no comments.

Mayor Gillespie asked for a motion to close the public hearing.

MOTIONED BY: Mr. Zipin
SECONDED BY: Ms. Mammarella
ABSENT: None
VOTE: All in favor

Mayor Gillespie asked for discussion by Council. There was none.

Mayor Gillespie asked for a motion to adopt the ordinance on second reading.

MOTIONED BY: Mr. Law
SECONDED BY: Mr. Zipin
ABSENT: None
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 11-2022 by title and gave a brief explanation.

11-2022 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Mayor Gillespie opened the public hearing. There were no comments.

Mayor Gillespie asked for a motion to close the public hearing.

MOTIONED BY: Mr. Zipin
SECONDED BY: Mr. Van Dyken
ABSENT: None
VOTE: All in favor

Mayor Gillespie asked for discussion by Council. There was none.

Mayor Gillespie asked for a motion to adopt the ordinance on second reading.

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Law
ABSENT: None
ROLL CALL VOTE: All in favor

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 12-2022 by title. He advised that this drainage area is adjacent to 712 North Lenola Road.

12-2022 AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$260,000 AND AUTHORIZING THE ISSUANCE OF \$247,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR LENOLA ROAD OUTFALL EROSION MITIGATION PROJECT

Mayor Gillespie asked for a motion to introduce the ordinance on first reading and set the public hearing date for June 27, 2022 at 7:00 p.m.

MOTIONED BY: Mr. Law
SECONDED BY: Ms. Mammarella
ABSENT: None
ROLL CALL VOTE: All in favor

CONSENT AGENDA RESOLUTIONS: The Township Manager read the consent agenda resolutions by title.

151-2022 APPROVING CONTRACT CHANGE ORDER NO. 1 EXCEEDING TWENTY PERCENT OF THE ORIGINAL CONTRACT PRICE FOR A PROJECT KNOWN AS DIGESTER CLEANOUT AND INSPECTION LOCATED AT THE WATER POLLUTION CONTROL FACILITY, 250 PINE STREET

152-2022 AWARDING A CONTRACT FOR ONE (1) 2023 FREIGHTLINER 114SD SINGLE AXLE DUMP TRUCK FOR THE DEPARTMENT OF PUBLIC WORKS IN THE AMOUNT OF \$204,252

153-2022 AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE AFFORDABLE HOUSING TRUST FUND FOR SERVICES RECEIVED IN CONNECTION WITH THE DEVELOPMENT AND IMPLEMENTATION OF A HOUSING PLAN FOR MOORESTOWN TOWNSHIP, BURLINGTON COUNTY (HEINOLD, SURENIAN, CLARKE CATON HINTZ, JDM PLANNING ASSOCIATES LLC, CGP&H)

154-2022 AUTHORIZING CONTRACT CHANGE ORDER NO. 5 IN THE TOTAL NET INCREASE AMOUNT OF \$2,015 IN CONNECTION WITH A PROJECT KNOWN AS WATER POLLUTION CONTROL PLANT SCADA DESIGN

155-2022 AUTHORIZING THE MAYOR TO EXECUTE A FIRST AMENDMENT TO THE DEVELOPER AGREEMENT WITH COMMUNITY OPTIONS, INC.

156-2022 AUTHORIZING THE ISSUANCE OF A DUPLICATE TAX SALE CERTIFICATE

157-2022 ACCEPTING THE RECOMMENDATION OF THE MOORESTOWN TOWNSHIP PLANNING BOARD AND DECLARING THE PROPERTY COMMONLY KNOWN AS THE PULVERIZING SERVICES PROPERTY, AND DESIGNATED AS BLOCK 1400, LOTS 13, 14, AND 15, AND BLOCK 900, LOTS 3, 7, 8, AND 9 TO BE A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

158-2022 AUTHORIZING A CONTRACT WITH BYTESPEED IN THE AMOUNT OF \$86,099 FOR THE PURCHASE OF DESKTOP COMPUTER WORKSTATIONS UNDER THE NATIONAL ASSOCIATION OF STATE PROCUREMENT OFFICERS (NASPO) COOPERATIVE CONTRACT #M0483 AND NJ STATE CONTRACT 18-TELE-00374

Mayor Gillespie opened the floor to the public. There were no comments.

Mayor Gillespie asked for discussion by Council. There were none.

Mayor Gillespie asked for a motion to adopt the resolutions.

MOTIONED BY: Mr. Van Dyken
SECONDED BY: Mr. Law
ABSENT: None
ROLL CALL VOTE: All in favor

MINUTES: May 23, 2022 Official Action:

Mayor Gillespie asked for discussion or a motion to approve the minutes. Mayor Gillespie noted that the minutes reflect June 19 for the Juneteenth celebration; the correct date is June 18.

A motion was made to adopt the minutes with the correction as noted.

MOTIONED BY: Mr. Law
SECONDED BY: Ms. Mammarella
ABSENT: None
ROLL CALL VOTE: All in favor, with the exception of Councilmembers Van Dyken and Zipin, who abstained.

APPROVAL OF EXPENDITURES: Mayor Gillespie asked for comment or a motion to approve the bill list.

MOTIONED BY: Mr. Zipin
SECONDED BY: Mr. Van Dyken
ABSENT: None
ROLL CALL VOTE: All in favor

COMMENTS FROM THE PUBLIC (Items listed on and/or off the Agenda):

Greg Newcomer, 235 Fellowship Road, commended Council for flying the PRIDE flag and the anti-stigma/mental health proclamation. He said these actions show Moorestown is not just a town; it is a substantial town. Mr. Newcomer advised that the Appearance Committee used to walk Main Street and make suggestions for improvements to the store owners. He advised that big belly trash cans are used in a lot of places. These cans have solar and compact the trash; Philadelphia has utilized them for about ten years.

There being no further comment, the floor was closed.

CLOSING COMMENTS BY COUNCIL:

Mr. Law expressed his appreciation for the rehabilitation discussion finding it to be very necessary and thought Council should continue to look into its options. He hoped it would be used first in Lenola. Mr. Law thanked Mr. Aberant for handling traffic concerns in town.

Mr. Zipin echoed Mr. Law's comments concerning rehabilitation finding it could be very useful. He congratulated Mr. Van Dyken on the medal he won at the Kayak Event.

Mr. Van Dyken challenged all Council members and employees to sign up for the race next year.

Ms. Mammarella was looking forward to the Juneteenth celebration. She said she will be at the June 25th music collection. She is excited to hear more about rehabilitation; and she will be research big belly trash cans.

Mayor Gillespie thanked all for attending.

Mr. Heinold advised that Judge Dow, in the Reddy v. Township matter, agreed with Moorestown and dismissed action filed against the Planning Board under the "out of time" rule.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 06 13 2022): None.

ADJOURNMENT: At 9:18 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY:	Mr. Van Dyken
SECONDED BY:	Mr. Law
ABSENT:	None
VOTE:	All in favor

PATRICIA L. HUNT, RMC
Township Clerk