

TOWNSHIP OF MOORESTOWN  
TOWNSHIP COUNCIL  
OFFICIAL ACTION MEETING

November 28, 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 (absent)  
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 November 23, 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, with exception of Mr. Van Dyken.

**PROCLAMATIONS & PRESENTATIONS:** None.

**DISCUSSION**

Reports from Members of Council:

Mr. Law hoped all had a good Thanksgiving. Mr. Law remembered a "great Moorestonian," Carl Barone, long-time owner of Carl's Shoes, on Main Street, noting that he recently passed away. He commended Mr. Barone and his benevolence in the community.

Mr. Zipin hoped all had a Happy Thanksgiving.

Ms. Mammarella echoed Mr. Law's comments, adding he was a great asset to the town. She advised that she will be visiting with the students at the Friends School tomorrow. The Appearance Committee meeting is coming up.

Mayor Gillespie advised that the Economic Development Advisory Committee (EDAC) finalized, and forwarded to the Department of Community Development, its proposal for new parking signage on Main Street. She advised that the Community House Tree Lighting is two weeks from today and the last leaf pick up of the year starts this week. Mayor Gillespie extended her condolences to the Barone family. In closing, Mayor Gillespie asked that anyone wishing to serve on a board or committee get their applications in; she advised how to apply.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud. She advised 2020 to 2022 board and committee members have been invited to the dinner meeting.

December 5, 2022 – 6:30 p.m. Boards and Committees Dinner Meeting

December 12, 2022 – 7:00 p.m. (Official Action) **Hybrid**

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 11 28 2022: Mayor Gillespie asked for a motion to adopt the Consent Agenda.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Ms. Mammarella  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

#### **RESOLUTION APPROVING CONSENT AGENDA CA 11 28 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:

- \_\_\_\_x\_\_\_\_ 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.

**MANAGER’S REPORT:** Mr. Aberant reported:

- There have been ongoing discussions concerning the development of the Jack Hannon Full Throttle Wiffle Ball Field at Memorial Field; a proposed plan has been forwarded to Council. Mr. Heinold has been working on a Memorandum of Understanding with the Moorestown Youth Baseball Federation and Community Foundation of South Jersey on Behalf of The Jack Hannon Full Throttle Fund, which will likely be on the next agenda for approval. Mr. Heinold confirmed the field will not be lighted.
- The supplemental funding request for the Lenola Town Center Improvement project has been approved; the entire project will be funded. He noted that Council adopted a bond ordinance in case the Township did not receive the funding; that bond will not be used.
- The Township received a \$226,000 municipal aid grant for Nixon and Harper Drives.
- Sustainable NJ approved Moorestown silver certification.

**ORDINANCES ON SECOND READING:** None.

**ORDINANCES ON FIRST READING:** The Township Manager read Ordinance 24-2022 by title.

**24-2022 AUTHORIZING AMENDMENT TO CHAPTER 175 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN TO REVISE CERTAIN WATER AND SEWER RATES**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for December 12, 2022 at 7:00 p.m.

MOTIONED BY: Mr. Law  
SECONDED BY: Mr. Zipin  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 25-2022 by title. Mr. Aberant advised that he spoke with the Mayor earlier and a few small changes are being recommended prior to introduction. He reviewed the changes.

**25-2022 AMENDING CHAPTER 6 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED “ADMINISTRATION OF GOVERNMENT” TO MODIFY VARIOUS BOARDS AND COMMITTEES**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance, as revised, on first reading and set the public hearing date for December 12, 2022 at 7:00 p.m.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Ms. Mammarella  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 26-2022 by title.

**26-2022** AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$1,820,000 AND AUTHORIZING THE ISSUANCE OF \$1,729,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE 2023 ROADS RESURFACING PROGRAM

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for December 12, 2022 at 7:00 p.m.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Mr. Law  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 27-2022 by title.

**27-2022** AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$1,360,000 AND AUTHORIZING THE ISSUANCE OF \$1,292,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE RECONSTRUCTION OF A PORTION OF WEST CENTRAL AVENUE, TOGETHER WITH ALL RELATED EXPENSES

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for December 12, 2022 at 7:00 p.m.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Ms. Mammarella  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 28-2022 by title.

**28-2022** AN ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$340,000 AND AUTHORIZING THE ISSUANCE OF \$323,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE RECONSTRUCTION OF PANCOAST AVENUE, TOGETHER WITH ALL RELATED EXPENSES

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for December 12, 2022 at 7:00 p.m.

MOTIONED BY: Ms. Mammarella  
SECONDED BY: Mr. Law  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

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

**242-2022** AUTHORIZING THE CANCELLATION OF WATER & SEWER CHARGES

**243-2022** AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND TAXES

**244-2022** AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT TO JANITORIAL MANAGEMENT INC. FOR JANITORIAL SERVICES IN AN AMOUNT NOT TO EXCEED \$119,470

**245-2022** AUTHORIZING REDUCTION NO. 1 OF PERFORMANCE GUARANTEE FOR CAMERON GENERAL CONTRACTORS FOR PARKER'S BEND RETIREMENT COMMUNITY LLC 650 CENTERTON ROAD (BLOCK 8801, LOTS 4.02 AND 4.03) MINOR SUBDIVISION AND PRELIMINARY AND FINAL MAJOR SITE PLAN

**246-2022** A RESOLUTION AUTHORIZING 2022 BUDGET APPROPRIATION TRANSFERS

**247-2022** A RESOLUTION REQUESTING APPROVAL OF THE INSERTION AND AMENDMENT OF AN ITEM OF REVENUE AND APPROPRIATION TO AMEND THE 2022 ADOPTED BUDGET (N.J.S.A. 40A:4-87)

**248-2022** 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)

**249-2022** MAKING INITIAL APPOINTMENTS TO THE BETTER TOGETHER ADVISORY COMMITTEE

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

Mayor Gillespie asked for discussion by Council. Mayor Gillespie asked if the janitorial company was advising that it will no longer be providing the janitorial supplies; Ms. Hunt confirmed same. Mayor Gillespie asked that the individuals that submitted a Request to Serve on the Better

Together Advisory Committee, but were not appointed, be thanked for their interest and advised that their application will be kept on file for a year.

Mayor Gillespie asked for a motion to adopt the resolutions.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Mr. Law  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

**MINUTES:** November 14, 2022 Official Action: Mayor Gillespie asked for comment or a motion to approve the minutes. Mayor Gillespie asked that the word “be” be inserted in the sentence she identified. A motion was made to approve as recommended.

MOTIONED BY: Ms. Mammarella  
SECONDED BY: Mr. Zipin  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

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

MOTIONED BY: Mr. Zipin  
SECONDED BY: Mr. Law  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

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

There being no further comment, the floor was closed.

**CLOSING COMMENTS BY COUNCIL:**

All members thanked the public for attending.

Mr. Law expressed his appreciation for the additional funding awarded for the Lenola Town Center Improvements project.

Mr. Zipin echoed Mr. Law’s comments.

Ms. Mammarella congratulated Sustainable Moorestown on its silver certification.

Mr. Gillespie echoed Mr. Law and Ms. Mammarella’s comments.

**CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 11 28 2022):** None.

**ADJOURNMENT:** At 7:29 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY: Mr. Zipin  
SECONDED BY: Ms. Mammarella  
ABSENT: Mr. Van Dyken  
ROLL CALL VOTE: All in favor

PATRICIA L. HUNT, RMC  
Township Clerk