

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

February 27, 2023

(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, Mayor
Quinton Law, Deputy Mayor
Sue Mammarella, 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 February 24, 2023.

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 - Black History Month (recognizing Charles H. Gray): Mr. Law read aloud and presented the proclamation. Mr. Gray, joined by his family, stood with Mr. Law as he read the proclamation. Mr. Law said, in honor of Black History Month, he is proud to present this proclamation. He acknowledged Council for its commitment with regard to understanding the importance of black history here in Moorestown. There was applause. Mayor Gillespie thanked Mr. Gray for his service to our country and community.

PROCLAMATION

Whereas, during Black History Month, we celebrate the many achievements and contributions made by Black Moorestonians to our economic, cultural, spiritual development; and

Whereas, Black History Month's origins trace back to 1926 and through 1976, when President Gerald Ford officially recognized Black History Month, calling upon the public to "seize the opportunity to honor the accomplishments of Black Americans in every area of endeavor throughout our history;" and

Whereas, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, took a stance against racism to build lives of dignity and opportunity, advanced the cause of civil rights and strengthened families and communities; and

Whereas, the observance of Black History Month calls our attention to the continued need to battle systemic racism and build a society that lives up to its democratic ideas; and

Whereas, the Township of Moorestown continues to work toward becoming an inclusive town in which all citizens – past, present, and future – are respected and recognized as equal and valued members of our community; and

Whereas, Charles H. Gray, born in 1934, attended the Moorestown Number 7 School for Black Children before attending Moorestown High School where he was elected Freshman Class President; and

Whereas, Charles H. Gray then joined the Marine Corps and earned the rank of Buck Sergeant; once home, Charles worked for RCA Victor before applying to the NJ State Police; Charles graduated as the third African American in all of the NJ State Police; he served for 25 years before retiring as a Lieutenant; and

Whereas, Charles H. Gray has been a part of both shaping our town's history, and building its brighter future; and

Whereas, the Township of Moorestown is proud to honor the history and contributions of the Black community, throughout our state and nation.

NOW, THEREFORE, BE IT PROCLAIMED that the Township Council recognizes Charles H. Gray as an inspiring leader in our community's history and proclaims the month of February, 2023 as Black History Month in Moorestown. We encourage all citizens to celebrate our diverse heritage and culture, and continue our efforts to create a world that is more just, peaceful, and prosperous for all.

Given, under my hand and the Seal of the Township of Moorestown this 27th day of February in the Year of Our Lord Two Thousand Twenty Three. Nicole Gillespie, Mayor

Proclamation - 103rd Birthday of Anna Miller (presented 2/9/2023): Mayor Gillespie advised that she presented the proclamation on February 9, 2023. Ms. Miller is a very fascinating woman; it was a real honor to meet her.

PROCLAMATION

WHEREAS, Anna Elizabeth Miller is being honored by friends and family on the occasion of her 103rd birthday on February 9, 2023; and

WHEREAS, Anna, named after her grandmother, was born to Dane and Violetta Phile and grew up in Delanco with her parents and two younger sisters, Ethel and Norma. Anna attended Delanco Public Schools and then Palmyra High School; and

WHEREAS, after high school, Anna enlisted in the US Navy and took basic training in New York City; she then trained and was certified by the Civil Aeronautics Administration as an Air Traffic Control Tower Operator; she worked as a tower operator at the Naval Air Station in Corpus Christie Texas until she was transferred to the US Naval Reserve in May of 1946; and

WHEREAS, Anna then joined the American Legion Post #350 which was comprised of all female veterans and later served as Post Commander, being installed by her father who was the prior Commander of Post #146 in Riverside where she was also a member; and

WHEREAS, after WW II, Anna attended the Philadelphia Art College; while riding the bus every day where she met fellow art student Herman J. Miller; Herman and Anna were married May 29, 1959; and

WHEREAS, after college, Anna began working at the Wanamaker store in Philadelphia and eventually moved up to manager of the gift wrapping departments for all of the 16 Wanamaker stores; Anna was also active in the Dobbins Memorial UMC in Delanco, singing in the choir, and teaching Sunday School; Anna even took on the task of Treasurer of the Delanco Senior Citizens Club; and

WHEREAS, despite how busy Anna was, she was an avid quilter and met regularly with other friends who quilted; Anna took pride in decorating her house for every season with her quilts, making many for her family and friends over the years; and

WHEREAS, Herman and Anna stayed in Delanco for the 43 years they were married; sadly, Herman passed on November 1, 2002 but Anna stayed in the residence until moving to Care One in June of 2020.

THEREFORE, BE IT RESOLVED the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, does hereby deem it an honor and pleasure to extend this Proclamation of Recognition to Anna Elizabeth Miller on the occasion of her 103rd birthday, with sincere congratulations and best wishes for many more happy years.

Given, under my hand and the Seal of the Township of Moorestown this 9th day of February, 2023. Nicole Gillespie, Mayor

Presentation by DVRPC regarding Environmental Resource Inventory: Mayor Gillespie advised that the Environmental Advisory Committee (EAC) has been working on the Environmental Resource Inventory (ERI) for quite some time. Mel Isa, Environmental Planner,

Delaware Regional Valley Planning Commission (DVRPC), provided a background on the DVRPC and explained what an ERI is. She advised that the Township's ERI is still in draft form and open to changes. She reviewed things such as photographs, aerial maps, land use and land cover; topography, soils, air quality, plant and animal life, nature; flood plain and wetland maps, tree survey map (red maple is most popular tree); location maps for sewer service area, wells and dams; open space and recreation; map of properties of specific open spaces in the Township; priority sites for conservation and protection; collaboration of the people that the EAC collaborated with (contributing information). The last ERI was done in 2013. Ms. Isa advised that the next step is open to commentary and getting ready for final publication. She advised that the manner in which to adopt the ERI is in the Township's hands. She said send any questions to the EAC. Ms. Mammarella thanked Ms. Isa and the EAC for preparing a great document. Mayor Gillespie opened the meeting to the public; there were no comments. In closing, Mayor Gillespie thanked Ms. Isa and looked forward to the final document.

DISCUSSION

Reports from Members of Council:

Mr. Law thanked the DVRPC and EAC for the presentation and their work. He provided upcoming committee meeting dates; announced upcoming events and congratulated the Moorestown High School Basketball Team for their win.

Mr. Zipin expressed his appreciation for the hard work behind the ERI. He advised that he missed the last Open Space Advisory Committee meeting and the Planning Board has a meeting on Thursday.

Mr. Van Dyken advised that the Recreation Advisory Committee will be holding a 5K race on April 20 at Strawbridge Lake in support of its special needs program.

Ms. Mammarella advised that Sustainable Moorestown submitted for its certification. Its annual town-wide yard sale will be on May 13. Ms. Mammarella reported that she and the Mayor attended the ribbon-cutting ceremonies at Reconstructive Orthopedics and Dream Maker Bath and Kitchen on Nixon Drive. She advised on the Appearance Committee and that she will be attending a meeting on cannabis tomorrow.

Mayor Gillespie advised that the EAC is discussing this year's priorities. The Economic Development Advisory Committee is working with the Moorestown Business Association on holding a session with the Economic Development Authority for Small Business Grants. She advised on the ribbon cutting and that Cooper is on tract and hoping to see patients this fall.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud.

March 13, 2023 – 7:00 p.m. (Official Action)

March 27, 2023 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 02 27 2023: Mayor Gillespie asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 02 27 2023

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.

Draft Ordinance to Implement Lead Based Paint Inspection Law: Mr. Aberant advised that a bill was signed into law that requires rental properties, built prior to 1978, to have lead-based paint inspections. In addition, landlords or owners of rentals are required under State law to register their properties with the municipality in which they are situated. He advised that the draft ordinance creates regulations for lead-based paint inspections of rental properties and requirements for rental registration. Council asked questions; same were answer.

Draft Ordinance to Amend Chapter 158 (Site Plan): Mr. Aberant advised this ordinance significantly modifies site plan and subdivision requirements as the current ordinance is outdated and does not reflect what commonly occurs with applications. He reviewed the changes.

Designation of Portions of Township as Area in Need of Rehabilitation: Mr. Aberant advised that there are six criteria that allow an area to be designated as an area in need of rehabilitation. He advised that the process would include a resolution from Council to the Planning Board asking them for review and recommendation on the area being designated as an area in need of rehabilitation. Mayor Gillespie advised that the Lenola Streetscape project should be starting soon. The Economic Development Advisory Committee has been talking about using the improvements and rehab designation (in the commercial zone) as leverage to attract new business. She advised of some of the benefits. She asked Council for discussion. Much discussion was held. In closing, Council agreed to have a resolution on the next agenda for consideration of the matter (rehabilitation designation in commercial district) by the Planning Board.

MANAGER'S REPORT: Mr. Aberant advised that he will be transmitting the proposed budget to Council by the end of the week and thereafter, workshops can be scheduled. He also hoped to present a draft ordinance on the new State law insurance requirements for business owners and owners of residential rental units.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 1-2023 by title.

1-2023 AMENDING CHAPTER 125, SCHEDULE A, ENTITLED "PARKS AND RECREATIONAL FACILITIES" TO RENAME "BEECH STREET PARK" LOCATED AT THE CORNER OF BEECH AND MILL STREETS TO "ARMYDIS SORDON PARK"

Mayor Gillespie opened the public hearing. David Schill, 132 Harding Avenue, gave background information on the park and supported the ordinance.

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. Mr. Law felt the renaming of the park is another example of the community's amazing history; he was proud. Ms. Mammarella asked if there will be a dedication. Mayor Gillespie noted that this is the first park to be named after a veteran and first for a black individual. She felt the renaming was appropriate and thanked Mr. Schill for bringing it to Council's attention.

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

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

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 2-2023 by title.

**2-2023 AMENDING CHAPTER 168 OF THE CODE OF THE
TOWNSHIP OF MOORESTOWN ENTITLED “VEHICLES AND
TRAFFIC”**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 13, 2023 at 7:00 p.m.

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

The Township Manager read Ordinance 3-2023 by title. Mr. Aberant provided a brief explanation.

**3-2023 AMENDING CHAPTER 103 OF THE CODE OF THE
TOWNSHIP OF MOORESTOWN GOVERNING “PROPERTY
MAINTENANCE”**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 13, 2023 at 7:00 p.m.

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

The Township Manager read Ordinance 4-2023 by title. Mr. Aberant provided a brief explanation.

**4-2023 AMENDING CHAPTER 56 OF THE CODE OF THE
TOWNSHIP OF MOORESTOWN ENTITLED CONSTRUCTION
CODES, UNIFORM**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 13, 2023 at 7:00 p.m.

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

The Township Manager read Ordinance 5-2023 by title. Mr. Aberant advised this ordinance will allow the creation of the position, Director of Police, as an option in the Police Department and removes the cap on the number of patrolmen.

**5-2023 AMENDING CHAPTER 6-28 OF THE CODE OF THE
TOWNSHIP OF MOORESTOWN ENTITLED DEPARTMENT OF
POLICE**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 13, 2023 at 7:00 p.m.

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

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

**70-2023 STATE OF NEW JERSEY DEPARTMENT OF
ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM
ENABLING RESOLUTION**

**71-2023 AUTHORIZING THE CANCELLATION OF WATER CHARGES
DUE TO OVERESTIMATING OR MISREADING**

**72-2023 AUTHORIZING THE TAX COLLECTOR TO REFUND TAXES
DUE TO PAYMENTS ON TOTALLY DISABLED VETERANS'
PROPERTIES**

**73-2023 APPROVING A COMMUNITY EVENT FOR "DAFFODIL DAY"
ON MAIN STREET (BETWEEN CHURCH STREET AND CHESTER
AVENUE) SPONSORED BY THE MOORESTOWN BUSINESS
ASSOCIATION**

**74-2023 APPROVING A COMMUNITY EVENT FOR "MOORESTOWN
DAY" ON MAIN STREET (BETWEEN CHURCH STREET AND
CHESTER AVENUE) SPONSORED BY THE MOORESTOWN
BUSINESS ASSOCIATION**

**75-2023 APPROVING A COMMUNITY EVENT FOR "SUMMER BLOCK
PARTY/FOOD TRUCK EVENT" ON MAIN STREET (BETWEEN
CHURCH STREET AND CHESTER AVENUE) SPONSORED BY THE
MOORESTOWN BUSINESS ASSOCIATION**

76-2023 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR “AUTUMN IN MOORESTOWN” ON MAIN STREET (BETWEEN CHURCH STREET AND CHESTER AVENUE) SPONSORED BY THE MOORESTOWN BUSINESS ASSOCIATION

77-2023 APPROVING A COMMUNITY EVENT FOR THE MAIN STREET HOLIDAY/CANDLELIGHT STROLL SPONSORED BY THE MOORESTOWN BUSINESS ASSOCIATION

78-2023 AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE FOR CBS RADIO EAST, INC. PRELIMINARY AND FINAL SITE PLAN 1267 NORTH CHURCH STREET (BLOCK 3500, LOT 62)

79-2023 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 (SURENIAN)

80-2023 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)

81-2023 AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO OPTION AGREEMENT WITH MOORESTOWN HOUSING ASSOCIATES, LLC REGARDING THE DEVELOPMENT OF REAL PROPERTY KNOWN AS 307 HARPER DRIVE (BLOCK 3201, LOT 3)

82-2023 SUPPORTING SAVE THE ENVIRONMENT MOORESTOWN'S GRANT APPLICATION TO CORNELL UNIVERSITY LAND TRUST TO ENHANCE WILDLIFE DIVERSITY AT SWEDE RUN FIELDS

83-2023 ESTABLISHING A HISTORIC PRESERVATION AD HOC COMMITTEE AND APPOINTING MEMBERS

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

Mayor Gillespie asked for discussion by Council. Mr. Law thanked STEM for its work and looked forward to grant opportunities.

Ms. Mammarella advised that the Historical Preservation ad hoc committee will be assisting with the grant application; the first meeting is being scheduled. Mayor Gillespie asked for clarification on Resolution No. 7-2023. Mr. Aberant advised that this is a necessary resolution in order to receive \$500,000 in grant monies; it does not change any open spaces. Mr. Heinold advised

that the Township is required to update its open space inventory. Mr. Aberant thought this was specific to the Garwood Road acquisition.

Mayor Gillespie asked for a motion to adopt the resolutions.

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

MINUTES: January 23, 2023 Official Action; February 6, 2023 Official Action and Closed Session: Mayor Gillespie asked for comment or a motion to approve the minutes. Mayor Gillespie advised that on the January 23, 2023 minutes, page 2, although she believes she said February 23, the correct date is February 27. Also, on page 5, it says World War II; it should say World War I. She asked for a motion to approve the minutes as amended.

MOTIONED BY: Mr. Zipin
SECONDED BY: Mr. Law
ABSENT: None
ROLL CALL VOTE: All in favor with the exception of Mr. Van Dyken, who abstained on the January 23, 2023 Official Action minutes.

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

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

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

Leah Bronczyk, Moorestown Hunt, advised that she is present on behalf of Moorestown Hunt and Laurel Creek concerning the break-ins and car jackings in the area. She said there has been a significant increase in crime in her neighborhood and asked what is being done to address the situation. She commented on the police being short staffed and their salaries being the lowest in the surrounding towns. Mayor Gillespie advised that staffing is usually based on population; and the number of officers was capped in the Township Code Book. She advised that overtime has been authorized seven days a week; car jackings are a statewide issue, which the state is looking at; Council has been discussing the use of tag readers; and steps are being taken in the budget. Mr. Aberant advised that there are state grants available for tag readers and he read that a member of congress is seeking federal grant monies. Discussion was held. In closing, Ms. Bronczyk requested more police patrol in Moorestown Hunt and Laurel Creek. Mr. Aberant will speak with the Police Chief.

Trina Ragsdale, Voorhees Township, introduced herself advising that she is a two-time cancer survivor and uses cannabis to treat her pain and anxiety. She is potentially interested in locating a retail business (dispensary) in town. She said she wanted to personally address Council; she has found it difficult to compete with the big companies. She sought Council's interest. Mayor Gillespie advised that Council has supported three applications (out of six licenses available). The applicants are struggling with site control because they have federally-backed mortgages. She thanked Ms. Ragsdale for her appearance and indicated that she can meet with staff and they will look at her business plan.

Janet Bennett, 4 Sheldon Place, addressed Council concerning parking near the high school. She stated that when you squeeze one point it is going to overflow elsewhere and it is in her area now. She complained of the student parking. Discussion was held. Mayor Gillespie advised that staff and the police are monitoring the situation. She suggested that if a violation is occurring, Ms. Bennett call the police. She advised that the Township is trying to work with the Board of Education on a solution.

Michael Warrington, 117 Country Club Drive, expressed a concern about pedestrian safety for the children. He asked if there were any grant monies for traffic control devices. Mayor Gillespie advised that a crossing light will be installed on Borton Landing Road. Mr. Aberant noted that Hartford and Westfield Roads are County roads but staff can check into it. Mr. Warrington advised that the walking paths are being reclaimed by nature. Mayor Gillespie suggested providing the Manager's office with a list of areas in need of attention.

Mark Pensiaro, President, STEM, thanked Mr. Aberant and Mr. Law for their prompt attention to the grant application, noting same came up very quickly. Mayor Gillespie thanked him and STEM.

There being no further comment, the floor was closed.

CLOSING COMMENTS BY COUNCIL:

Mr. Zipin thanked all for coming out; he expressed his appreciation for the ERI.

Mr. Van Dyken advised that crime is a major issue that is not going away. It is a statewide issue, not just a Moorestown issue. He advised that Council takes the matter very seriously and is working with law enforcement.

Ms. Mammarella agreed and hoped to see more patrols in the two developments and to hear from the residents indicating that they see a pickup in patrols.

Mr. Law encouraged better communication from the police to the community on what is going on; more community outreach.

Mayor Gillespie agreed with all comments. She thanked all for attending and their input.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 02 27 2023): None.

ADJOURNMENT: At 8:55 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