

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

August 21, 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 (absent)

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 August 18, 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; Mr. Zipin was absent.

PROCLAMATIONS & PRESENTATIONS: Proclamation - Pakistan Independence Day (presented August 13, 2023): Mayor Gillespie advised that the following proclamation was presented on August 13, 2023 at an event at the Lenola Fire House. She and Mr. Law attended the event.

PROCLAMATION

WHEREAS, Pakistan Independence Day is celebrated on August 14th to commemorate the day when Pakistan achieved independence and was declared a sovereign state following the termination of the British Raj in August, 1947; and

WHEREAS, Pakistanis worldwide are celebrating the 76th year of independence in 2023, but also pausing to remember the sacrifices of the people who fought for their freedom; and

WHEREAS, the Pakistan Independence Day celebration of the Pakistan-American Society of South Jersey provides an opportunity to celebrate this historic event and recognize the contributions that Pakistani-Americans have made to the cultural, social and economic vitality of South Jersey; and

WHEREAS, Moorestown is home to a vibrant community of Pakistani-Americans and immigrants who have contributed to the diversity of our culture and to our local businesses, education, services, and economy; and

WHEREAS, Moorestown is proud to welcome the Pakistan-American Society of South Jersey for their celebration of Pakistan Independence Day and grateful for the opportunity to share in the rich cultural and historical heritage of Pakistan.

NOW, THEREFORE, BE IT PROCLAIMED that the Moorestown Township Council recognizes August 14th as Pakistan Independence Day and encourages all residents to learn about this historic event and its significance to Pakistani-Americans; to celebrate the many achievements and contributions of the Pakistani-American community to Moorestown and to South Jersey; and to recommit to working together to promote peace and progress.

Given, under my hand and the Seal of the Township of Moorestown this 13th day of August in the Year of Our Lord Two Thousand Twenty Three. Nicole Gillespie, Mayor

DISCUSSION:

Reports from Council:

Mr. Van Dyken advised that he attended the End of Summer Block Party on Main Street; there was a great turnout and plenty of vendors. It was a great way to end the summer. The Recreation Advisory Committee's next meeting is on September 5, the dedication of the Full Throttle Field at Memorial Park will be held on September 28th. He provided background on the field and encouraged all to attend.

Ms. Mammarella thanked Mr. Aberant and Mr. Merchel for putting the mailer together that she received along with her tax bill which showed where the people's tax money goes, noting she, as well as the residents appreciate this information. She advised that the Appearance Committee, in a joint meeting with the Environmental Advisory Committee, met to review plans for the residential development at 920 Lenola Road; the meeting was very well attended. She advised the committee, generally, liked the plan and made some suggestions for the Planning Board's consideration. The Sustainable Moorestown meeting was cancelled.

Mr. Law advised that there was a write up in the Moorestown Sun concerning the Swede Run pollinator field. He suggested all read it; it is a great story. He commented on how the area

was a farm field three years ago and now it is filled with pollinators. Mr. Law advised that this is Restaurant Week in Burlington County. He advised of the Moorestown restaurants that are participating; he thanked the County Commissioners, Senator Singleton and the Chamber of Commerce.

Mayor Gillespie advised that the Economic Development Advisory Committee will resume meetings in September. The Environmental Advisory Committee met last week. The committee held a joint meeting with the Appearance Committee and the process seemed to work well. She advised that while there are a few tweaks to work out, the two committees will continue to move forward in a joint meeting fashion. She reported on the Pakistan Independence celebration and the End of Summer Block Party; she thanked and complimented the Moorestown Business Association. Mayor Gillespie advised that the last Second Street Food Truck event of the year will be held on September 8th.

Mayor Gillespie advised that the Perkins Center for the Arts received a \$250,000 grant to use for historic preservation of the building and to upgrade accessibility. She congratulated the Moorestown Theater Company for winning an award for an inclusiveness program that they have adopted.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud.
September 11, 2023 – 7:00 p.m. (Official Action)
September 18, 2023 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Gillespie advised a closed session was anticipated but, is no longer needed. She asked for motion to amend the agenda to remove the closed session item.

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

Adopting Consent Agenda Resolution No. CA 08 21 2023: Mayor Gillespie asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 08 21 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:

- ☒ 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.

Municipal Parking Lot Entrance/Exit to 101 West Main Street: Mr. Aberant advised that Council received a memorandum in their packet regarding this matter. He advised that PNC Bank is no longer resident in town. The space is being converted for general office use and the new owner is seeking the Township's permission to revise the access point that connects the rear of the property to the municipal parking lot. The owner has removed the drive-through structure.

The property currently has an entrance/exit that permits two-way flow of traffic between the municipal parking lot and the building's parking lot. This exit is commonly used as a cut through that allows vehicles in the municipal lot to cut through the drive aisle where the drive-through was located to exit onto Main Street.

The existence of the drive-through structure likely limited the use of the property as a cut through to Main Street because the lanes were quite narrow. With the removal of the drive-through, the owner is concerned that the use of the property as a cut through will increase. This is a concern because it will only serve to exacerbate the potential for vehicle/pedestrian interaction on the sidewalk at Main Street. This is especially true since the building to the West fronts right onto the sidewalk, limiting the view of pedestrians and bicyclists on the sidewalk.

In an effort to discontinue the use of the property as a cut through, the owner is proposing to revise the access point between the municipal lot and the property by making it one-way from the property into the municipal lot. This will eliminate access from the municipal lot into the property and prevent the property from being used as a cut through. This change will have the biggest impact on those intending to enter the building to do business there since there will no longer be access from the municipal lot. However, recognizing that this change is being requested by a property owner, the property owner is obviously willing to accept such a limitation.

The boundary between the municipal property and the private property is in the middle of the access point. Thus, any striping or signage to reinforce the change in traffic flow will require improvements on the Township property.

Mr. Aberant advised that the Zoning Officer has advised that site plan approval is not necessary and he recommends the proposal. Staff has reviewed the plan and feels the changes would be beneficial. He advised that the proposal will eliminate an exit on to Main Street and require signage and striping. There will be parallel parking on the side of the building where the drive-through was. There was discussion. In closing, there were no objections.

MANAGER'S REPORT: Mr. Aberant reported:

Yancy-Adams Park: Senator Singleton was successful in having monies allocated to the Township for improvements to the park. The property is under Green Acres so open space funds can be used. The Township has received a proposal from Remington and Vernick for design services. Mr. Aberant advised that the Open Space Fund may be utilized for the needed engineering and design services and if Council has no objection, he will have the matter placed on the next agenda (public hearing and resolution authorizing use of the open space fund). There were no objections.

East Main Street Pavement Repairs: A portion of East Main Street (Poplar to Mount Laurel Road) will be closed next Monday and Tuesday for selective repair to some of the damaged stretches on East Main Street. Local residents will be given access.

Traffic Code Changes: Director Reilly has recommended a stop on Second Street (in both directions) at Mill Street. He advised that parking at Jeff Young Park on Lenola has been a matter of conversation. Parking is permitted; however, people are parking on the grass there is not a clear site line. The Police Department and Recreation Advisory Committee agree that permitted parking in this area should be discontinued. Parking can continue on New Albany Road, at the New Albany Recreation Center and the Lenola Fire House Parking lot.

Liquor License: The Township has been approached by someone interested in the retail consumption license the Township has available. This matter was discussed, options considered. In closing, Council agreed to put the license out to bid under the historical method with a condition that it retains the right to reject all bids, should it not be satisfied with what comes in. With regard to a minimum bid amount, Council sought to hear from the Finance Officer prior to proceeding.

AFFORDABLE HOUSING – RESOLUTIONS: The Township Manager read the resolution by title.

169-2023 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)

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

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

Mayor Gillespie asked for a motion to adopt the resolution.

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

APPROVAL OF AFFORDABLE HOUSING EXPENDITURES: Affordable Housing Bill List: Mayor Gillespie asked for comment or a motion to approve the bill list.

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

ORDINANCES ON SECOND READING: The Township Manager read Ordinance No. 16-2023 by title. He gave a brief explanation.

**16-2023 AUTHORIZING ACCEPTANCE OF PROPERTY FROM
NBPIII SBAR LLC BLOCK 100, LOT 1.08**

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

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

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

Mayor Gillespie asked for discussion by Council. There were no comments.

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

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

ORDINANCES ON FIRST READING: The Township Manager read Ordinance No. 17-2023 by title. Mr. Heinold advised that staff was contacted by a property owner whose property is impacted by this vacation, which occurred in 1995. Under the statute, the vacation is supposed to be filed with the County Clerk's office. The title company involved with the transaction indicated that the vacation was not being picked up in their title search; this ordinance is intended to reaffirm the vacation from 1995. After adoption, the Township will have it recorded within the timeframe under the statute. He advised that today, the title company advised the proposed ordinance, in Section 1., indicates that ownership will "transfer" to all adjacent owners; that language should say, ownership will "revert back" to all adjacent owners.

**17-2023 AN ORDINANCE AFFIRMING VACATION OF A PORTION OF
GLEN AVENUE**

Mayor Gillespie asked for discussion or a motion to introduce the ordinance (with the correction) on first reading and set the public hearing date for September 11, 2023 at 7:00 p.m.

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

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

166-2023 AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT WITH SNF INC. FOR DELIVERY AND FURNISHING OF LIQUID POLYMER TO THE WASTEWATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$35,000 AND TO THE WATER TREATMENT PLANTS IN AN ESTIMATED AMOUNT OF \$23,600

167-2023 DETERMINING THAT THE LANDS AND PREMISES KNOWN AS THE CAMDEN AVENUE CORRIDOR IS AN AREA IN NEED OF REHABILITATION

168-2023 DETERMINING THAT THE LAND AND PREMISES COMMONLY KNOWN AS 428 SOUTH CHURCH STREET IS AN AREA IN NEED OF REHABILITATION

170-2023 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD OR AN OVERESTIMATE

Mayor Gillespie opened the floor to the public.

Mark Hines, 130 Bridgeboro Road, resident and Chairman of Economic Development Advisory Committee (EDAC), advised that with regard to Resolution Nos. 167- and 168-2023, the

EDAC has had extensive discussions and feels these are the tools needed for revitalization and to encourage economic growth.

Mayor Gillespie asked for discussion by Council. Mr. Law advised that while he agrees with Mr. Hines, with regard to Resolution No. 167, he supports a more expanded version that would include the residential properties in the area. He said Lenola is an area that has not seen investment in quite some time and he feels this is the mechanism that could be used to enhance the entire district.

Mayor Gillespie asked for a motion to adopt the resolutions.

MOTIONED BY: Ms. Mammarella

SECONDED BY: Mr. Van Dyken

ABSENT: Mr. Zipin

ROLL CALL VOTE: All in favor

MINUTES: None.

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

MOTIONED BY: Mr. Van Dyken

SECONDED BY: Mr. Law

ABSENT: Mr. Zipin

ROLL CALL VOTE: All in favor

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

Heidy and Bill Citerone, 12 Foxwood Drive. Ms. Citerone expressed her concern with regard to the horrible traffic and asked when improvements are expected to be made on Kings highway. Mr. Aberant advised that it is a County road; the Township has no authority over it; and the County has a lot of projects going on. He advised that the water main project has to occur before the improvements can be installed; the plans have been sent to the County for review and approval. He advised the Township Engineer said the water main project for Lenola Road to Church Street may be bid in the winter with construction in the spring. He advised the improvements on Kings Highway will most likely not be done in the next year (or two); it is a long-term plan. Mr. Citerone asked if there is anything that can be done in the interim to make it safe to walk down the road. He was advised nothing will be done until after the water main is done. Mayor Gillespie advised that the police will be stepping up enforcement; they are aware of the concerns. Ms. Citerone asked if the Public Works can mow the patch of grass by Strawbridge Lake; Mr. Aberant took note. After much discussion, the Citerones advised they will wait to hear from the Township.

Sean Martin, 13 Foxwood Drive, expressed his concern with pedestrians getting hit and what may happen while waiting on the improvements. Mayor Gillespie advised that the Director of Public Safety is aware and if there are any interim solutions, Council will look at them. Ms. Mammarella suggested placing the mobile lighted "slow down" traffic signs on the road.

Kate Wilson, 2 Split Rock Place, asked about phasing of repairs being made on East Main Street. She was advised as best she could be.

Kathy Sutherland, 417 North Church Street, asked what the upgrades at Yancy-Adams Park will be. Mayor Gillespie advised that the engineer will be preparing two different conceptual designs after input from residents. She inquired about the available liquor license and asked if it would be located in the same zone. Mayor Gillespie said yes, in accordance with the ordinance. Ms. Sutherland praised Council for its work on her street and said it is the County that is the issue.

CLOSING COMMENTS BY COUNCIL:

Mayor Gillespie, Ms. Mammarella and Mr. Van Dyken thanked the public for their attendance and input. Mr. Law asked if signs could be placed at Jeff Young Park advising that parking is available at the Lenola Fire House. Mr. Aberant said he will speak with Theresa Miller. Mr. Law asked for comment concerning closing of the Lenola EMS. Mr. Aberant expressed his surprise at hearing the last-minute news, just as Mr. Law did. He advised that emergency management services are provided throughout New Jersey in many towns by non-profit and volunteer organizations. He advised that on the day the news broke, he received a call from a board member of the Moorestown squad advising that they will be able to deploy its members to the Lenola area in a timely manner. He advised they are not concerned and are confident that they will be able to provide staffing.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 08 21 2023): None

ADJOURNMENT: At 8:07 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk