

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
SPECIAL OFFICIAL ACTION MEETING
October 30, 2023

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

The Special 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	Kevin E. Aberant, Township Manager
Quinton Law, Deputy Mayor (absent)	Patricia L. Hunt, Township Clerk
Sue Mammarella, Councilmember	Douglas Heinold, Township Solicitor
Jake Van Dyken, Councilmember	
David Zipin, Councilmember (left at 7:10 p.m.)	

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 October 27, 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. Law was absent.

Mayor Gillespie advised that Mr. Zipin has to recuse himself on the Affordable Housing ordinance and the IT discussion (potential vendor). She would recommend a reorder of the agenda so that Mr. Zipin may leave the meeting.

Mayor Gillespie asked for a motion to amend the agenda to hear Ordinance 25-2023 after the proclamation and then to continue with the order of the remaining agenda.

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

PROCLAMATION – Breast Cancer Awareness Month: Mayor Gillespie advised that the proclamation was presented at an event earlier in the evening (Inspiring Life Together at Passariellos).

PROCLAMATION

WHEREAS, while considerable progress has been made in the fight against breast cancer, it remains the most diagnosed cancer and the second leading cause of death among women in the United States; and

WHEREAS, each year it is estimated that more than 220,000 women in the United States will be diagnosed with breast cancer and more than 40,000 will pass away as a result of the disease; and

WHEREAS, October is Breast Cancer Awareness Month, an annual campaign to increase awareness about the disease; and

WHEREAS, during this month, we reaffirm our commitment to support breast cancer research and to educate all citizens about its risk factors, detection, and treatment; and

WHEREAS, we display pink ribbons and wear pink clothing to raise awareness, we also support those courageously fighting breast cancer and honor the lives of those lost to the disease; and

WHEREAS, this October we recognize breast cancer survivors, those battling the disease, their families and friends who are a tireless source of love and encouragement, and applaud the efforts of our medical professionals and researchers working to find a cure for this deadly disease; and

WHEREAS, Inspiring Life Together is a non-profit founded by Moorestown teacher Spring Williams that cares for moms undergoing breast cancer treatment and their families by funding and providing practical goods and services that support their mental, physical, and emotional needs; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to unite all citizens in our community to prevent breast cancer deaths through increased education and regular screening;

NOW, THEREFORE, the Township Council of the Township of Moorestown does hereby proclaim:

***October 2023
Breast Cancer Awareness Month in Moorestown***

and ask that all citizens join me in encouraging all citizens to be as proactive as possible to detect and stop breast cancer from claiming more lives.

Given, under my hand and the Seal of the Township of Moorestown this 30th day of October in the Year of Our Lord Two Thousand Twenty Three. Nicole Gillespie, Mayor

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 25-2023 by title.

25-2023 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED “ZONING” TO AMEND THE REGULATION OF CANNABIS BUSINESSES IN THE BP-1 ZONING DISTRICT

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

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

At approximately at 7:10 p.m., Mr. Zipin recused himself, as stated above, and left the meeting.

DISCUSSION – IT Improvements/Township Facilities: Mr. Aberant reviewed his memorandum, dated October 27, 2023, concerning recommended IT improvements within Township facilities with Council. Discussion was held. In closing, with the exception of Meeting Room B, and the options, expansion of outside wi-fi and cellular boosters at Town Hall, Council approved the recommended improvements to be made. Mayor Gillespie asked that the bond ordinance for the improvements be presented for first reading at the next meeting.

AFFORDABLE HOUSING ORDINANCE(S) ON SECOND READING: Mr. Aberant read the ordinance by title and advised that this ordinance was continued from the October 16, 2023 meeting.

19-2023 BOND ORDINANCE PROVIDING FOR IMPLEMENTATION OF THE HARPER DRIVE AFFORDABLE HOUSING PROJECT IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$9,250,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$8,787,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF (Continued from 10/2/2023 and 10/16/2023)

Mr. Aberant advised that the ordinance was not ready for amendment this meeting (as previously anticipated). He recommended that the public hearing be continued to a special virtual meeting on November 6, 2023 at 5 p.m.

Mayor Gillespie asked for a motion to continue the public hearing to a special meeting on November 6 at 5p.m.

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

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

Manny Delgado, 6 Walnut Court, suggested that Council look at the budget that was submitted by Pennrose to the HMFA to see where the difference is. He made suggestion on financing and recommended that Council be better prepared (having a strategy) in the future and know how the projects are going to be funded.

Lee Bonjalavanni, 209 Crider Avenue, addressed Council concerning cannabis and data concerning the margin of crime associated with it. Discussion was held. In closing, Ms. Bonjalavanni requested Council delay permitting any retail stores or cultivation in town until more data can be gathered.

Oswald Lecki, 118 Moore Street, asked for an update on the applicant who is seeking to locate a retail cannabis store in Lenola. He was advised that the landlord and tenant are in discussions and while it cannot be said for sure, it is hoped that the landlord will withdraw the lease.

Patty Citterone, 12 Foxwood Drive, thanked Council for the delineators that were placed on Kings Highway near the dam, but requested that they be made denser. She expressed concerns about pedestrian safety. Mayor Gillespie advised that the dam needs to be replaced; at that time, a walkway be built across the dam.

Kathy Sutherland, 417 North Church Street, stated that in order to keep up with issues going on in the community, people need to come to the meetings or designate someone in their neighborhood to attend.

Pete Miller, 518 Devon Road, asked questions regarding the maps, relating to Ordinance 25-2023, that showed the location of schools, parks and residential areas; same were answer.

Kate Wilson, 2 Split Rock Place, advised that the Economic Development Advisory Committee performed a lot of work concerning cannabis (two years ago). She said cannabis is here; the Township can regulate it. She encouraged residents to attend Council meetings.

Christine Masterson, 522 North Garfield Road, asked for clarification on where cannabis is permitted (locations) indicating that it is believed that a majority of the locations are in Lenola. Mayor Gillespie disagreed. Discussion was held on the ability to limit the number of licenses. Much discussion was held.

Lee Bonjalavanni, 209 Crider Avenue, asked questions concerning the sale of cannabis in town; same were answered.

Greg Newcomer, 235 Fellowship Road, asked questions concerning the IT upgrades needed (for public safety reasons) at the utility plants. Mr. Aberant answered same. Mr. Newcomer encouraged Council to keep moving forward with affordable housing and he encouraged all to be welcoming to the people that will be living in the housing.

Emily Dragon, 547 Eaglebrook Drive, noted that she just learned about the cannabis issue and asked if Council was obligated to let the business in. Discussion on the process and abilities was held. Ms. Dragon felt there was something off putting about the issue.

Ann Matlack, 107 Forest Road, supported the expansion of wi-fi finding same to be a public service. She raised concern with odor coming from cannabis grower facilities. Mayor Gillespie advised that the Township has strong requirements for controlling odor. Ms. Matlack expressed her appreciation to Council for their work.

Brian Michela, 129 Ramblewood Road, addressed Council concerning Community Options and another incident that occurred at the site. He advised of suspicious activity (by the staff) occurring at the house and his concern for the residents living in the house. He advised that he has contacted Community Options regarding disrepair at the site.

Manny Delgado, 6 Walnut Court, advised that he grew up in the inner city and they fought to eradicate drugs in their neighborhood. He expressed his strong opposition to allowing cannabis to be sold in town and the negative effect it will have on people of color and those with addictions.

Patty Citterone, 12 Foxwood Drive, advised that she was a hospice worker and how she and the others waited impatiently for pot to become legal (for their cancer and hospice patients). Discussion was held.

COUNCIL COMMENTS: All thanked the public for their attendance. Ms. Mammarella advised that paving in connection with the Lenola Streetscape Project is scheduled to begin on November 13. There was no update on the bridge repairs.

Mayor Gillespie thanked all for attending and their input.

ADJOURNMENT: At 8:25 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk