

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

April 8, 2024

(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
Christopher Keating, Councilmember
Sue Mammarella, Councilmember
David Zipin, Councilmember

Kevin E. Aberant, Township Manager
Vicki M. Gough, Deputy 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 April 5, 2024.

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- - Eid al-Fitr – Mayor Gillespie presented the following proclamation to Tina Mirza, President of Moorestown Muslims.

WHEREAS, Ramadan is the holiest month of the Islamic calendar, and marks the first revelation of the *Quran* to the Prophet Muhammad; and,

WHEREAS, in 2024, Ramadan began on March 10th and ends April 9th; and

WHEREAS, Moorestown Muslims as well as the faithful globally have invited community members to learn about their religion and the celebration of Ramadan by inviting community members to share in their celebrations of *Iftar*, the daily breaking of fast; and

WHEREAS, Ramadan reminds us that the Islamic faith has always been intertwined within America's history and Muslims have made extraordinary contributions to our nation, state and community; and,

WHEREAS, the end of Ramadan is commemorated by the *Eid al-Fitr* festival of breaking the fast, a joyous occasion, celebrated on April 10, 2024; and

WHEREAS, the Township of Moorestown hereby stands together with Muslims in our community and around the world in celebrating Eid al-Fitr this year.

NOW, THEREFORE BE IT PROCLAIMED that the Township Council recognizes April 10, 2024 as Eid al Fitr and thanks the Moorestown Muslims for their service to our community and for being role models for teamwork, dedication, and inclusion in our community.

Tina Mirza, President of Moorestown Muslims, thanked Mayor Gillespie and Council. She stated that through leadership and engagement the Moorestown Muslims have worked hard over the past two years to make their presence as active, productive long standing residents of Moorestown to the forefront. Tonight's proclamation is significant because this will be the first year the Moorestown School District will be one of two in South Jersey that will recognize Eid al-Fitr. This coming Wednesday, April 10th school will be off for all students in recognition. This allows not just only the Muslim Community to celebrate the holiday with their children and families but it will also allow friends and neighbors learn about the festivities that will be celebrated at the end of the month of Ramadan. They are grateful for the opportunity for fellow residents to learn about each other as a diversity that is Moorestown. Moorestown Muslims are honored to accept the proclamation. Ms. Mirza thanked Council for their leadership.

DISCUSSION:

Reports from Council:

Ms. Mammarella advised that they did not have an Appearance Committee meeting. It was cancelled. She advised that Sustainable Moorestown has an event on Thursday in Library. Commissioner Eckel will be coming to speak to them. The Historic Preservation Task Force had a meeting on Friday. They talked about the local district and individual sites and did an overview of a draft ordinance. The Historic Preservation Task Force will be ready to have public meeting around the second week of May. Ms. Mammarella has flyers regarding the meeting. She would like to reach out to the people who will be affected informally first. They will meet again in another week or so to finalize everything. They will reach out to Mr. Aberant to review the ordinance once they finish tweaking it.

Mr. Keating hopes that all those who celebrated holidays over the last several weeks had a good time. He advised that Planning Board reviewed the CLSR ordinance. He also advised that he and Ms. Mammarella along with Director Reilly and other members of Law Enforcement from the County hosted a Law Enforcement panel on Community Safety on March 28th. There were about 30 members of the public present. They received a lot of feedback. He stated that youth sports are starting this week and he wished them well. He also wanted to mention that the Mission

Voice 5k is coming up on April 20th. He is looking for a great turnout.

Mr. Zipin stated that he really doesn't have anything. He missed the Recreation Advisory Committee Meeting and there may or may not be an Open Space Advisory Committee tomorrow. He has not seen an Agenda.

Deputy Mayor Law stated that it is getting warmer out and if you need to get your car washed to stop by the new car wash, Elite Auto Spa, which is located on Camden Avenue. He advised that someone from the Development Department came to speak at the Economic Development Advisory Committee meeting. They would like to do a public information session in Lenola about the Rehabilitation Destination that was given to the Camden Avenue Commercial District. It also affects some homes on Camden Avenue. The idea is to communicate with the businesses on how they want to develop their property so we can shape the plan to what benefits the property owners. Hoping to do this by the end of the month or in early May. The Tree Committee has Arbor Day at Yancy Adams Park on April 26th at 10 am. The students from Baker School will be walking over to attend. He advised that there was no Better Together Advisory Committee updates. He added that the Cyclist Pedestrian Traffic and Safety Task Force met last week to go over their goals. This week they have meeting with the County about vision zero planning. Deputy Mayor Law mentioned that they will be releasing a community survey tomorrow that will be for all residents. It will help identify and develop an inventory of problem areas that need to be addressed around town.

Mayor Gillespie advised that Moorestown Environmental Advisory Committee meets on April 17th. She advised that the Economic Development Advisory Committee met in March and held conversations about the Lenola businesses and how to help promote what is going on down there. She added that the Community House is hosting a wine tasting on April 27th. The Moorestown Business Association's Daffodil Day is this weekend. The Mayor added that on April 21st, the Library and MooreUnity will be hosting a human library experience.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud. Mayor Gillespie added that the meetings will be held hybrid.

April 29, 2024 – 7:00 p.m. (Official Action)

May 13, 2024 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Draft Flood Plain Ordinance: Mr. Aberant stated that Council was provided with a copy of the draft in their packet. He added that this is a Trenton initiative and that it is not technically storm water. He advised that the state is requiring every municipality adopt this ordinance. It is very wordy. Mr. Aberant advised that we took what was recommended and tweaked it a little bit. He also advised that it has been sent to Trenton for review before introduction. He believes that it should be on for introduction on April 29th and second reading May 13th. Council was advised to get any comments to Mr. Aberant and he will circulate them.

MANAGER'S REPORT: Mr. Aberant Advised:

- There was an overhaul of the affordable housing requirements from the State. He has not had a chance to speak with Mr. Heinold. He has forwarded a memo from the Affordable Housing Counsel and Mr. Slauch to Council. He believes there will be a meeting with staff and professionals before the next Council Meeting. There are strict deadlines now. We need to determine what the obligation will be. The Mayor added that DCA is supposed to publish their opinion in October. Mr. Aberant advised that this will require a lot of time from staff.
- Received responses from RFP/RFQ for the new Albany Road property. He stated that we received 4 submissions. There will be a selection committee which includes staff that will make recommendations to Council. Interviews will then be set up. He is happy to see an interest in doing something positive with the site. Ms. Mammarella asked if there a clock. Mr. Aberant stated that there are 45 days to identify the ones that want to be interviewed.
- Main Street Water Main Project received the categorical exclusion finding. Any project receiving Federal funds must go through the National Environmental Policy Act. It was a necessary step. We got that last week. It was a huge hurdle in getting the project to move forward. Mr. Aberant anticipates a meeting with Pennoni this week.
- Camden Avenue Streetscape there has been a concern with the striping of the road. The contractor was out there today restriping. It is temporary not the final striping. The County is dissatisfied and is still in disagreement with the contractor. Not sure when this will be completed but thinking later this year. There is signage that still needs to be installed. Deputy Mayor Law asked about the trees. Mr. Aberant advised that it is on the punch list for the contractor. Deputy Mayor Law said some of the trees look great but others need to be replaced. Mr. Aberant advised that Brian Leusner has gone out and looked at the trees and has addressed the issues with the contractor. They are supposed to take care of it.
- Westfield Water Tank painting has been completed. They are working on final steps to getting the tank refilled. That should be done in a week or two. The water people are very happy to have it back to the condition it is in. There will still be scaffolding around the water tank. It will be there after tank is being used. It will be used for reattaching the cellphone antennas that were removed.
- Mr. Aberant stated that Mr. Keating noted that Spring sports are starting up. He advised that staff has a plan to roll out AEDs at sport fields. 10 to 12 are to be deployed at different larger parks throughout town. There is a budgetary constraint.

AED are expensive. The ones that are placed outdoors require temperature control boxes along with some type of security. There was a discussion between Mr. Aberant and Mr. Keating regarding the costs associated with this project.

Mr. Zipin recused himself and left the room.

AFFORDABLE HOUSING ORDINANCES ON FIRST READING: The Township Manager read Ordinance 10-2024 by title.

10-2024 BOND ORDINANCE PROVIDING FOR IMPLEMENTATION OF THE HERITAGE VILLAGE AFFORDABLE HOUSING PROJECT IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$1,750,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$1,225,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF

Mayor Gillespie added that the funds came from the Developer not the Township.

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for April 29, 2024 at 7:00 p.m.

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

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

98-2024 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 (CLARKE CATON HINTZ, HEINOLD)

Mayor Gillespie opened the floor to the public. There was no comment.

Mayor Gillespie asked for discussion by Council.

Mayor Gillespie asked for a motion to adopt the resolution.

MOTIONED BY: Ms. Mammarella

SECONDED BY: Mr. Keating
RECUSED: Mr. Zipin
ABSENT: None
ROLL CALL VOTE: All in favor

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

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

Mr. Zipin returned to the meeting.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 7-2024 by title.

7-2024 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED "ZONING" TO DEFINE AND REGULATE COOPERATIVE SOBER LIVING FACILITIES IN A MANNER CONSISTENT WITH THE FAIR HOUSING ACT AND APPLICABLE STATE RULES

Mayor Gillespie opened the public hearing.

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

MOTIONED BY: Mr. Keating
SECONDED BY: Deputy Mayor Law
ABSENT: None
VOTE: All in favor

Mayor Gillespie asked for discussion by Council.

Ms. Mammarella thanked everyone. A lot of input was received. It was a great effort.

Mayor Gillespie agreed. She thanked everyone who pushed to make it good as it could be.

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

MOTIONED BY: Mr. Keating
SECONDED BY: Ms. Mammarella
ABSENT: None

ROLL CALL VOTE: All in favor

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 8-2024 by title.

8-2024 BOND ORDINANCE PROVIDING FOR THE 2024 ROAD OVERLAY PROGRAM IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$2,425,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,309,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Mayor Gillespie asked if the roads were listed in the public packet. Mr. Aberant believes they were when this was discussed in February. Mr. Aberant will be sure to include them in the packet for the second reading on April 29, 2024.

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for April 29, 2024 at 7:00 p.m.

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

The Township Manager read Ordinance 9-2024 by title.

9-2024 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO FLYNN AVENUE IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$473,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$190,120 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE THE COST THEREOF

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for April 29, 2024 at 7:00 p.m.

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

The Township Manager read Ordinance 11-2024 by title.

11-2024 AMENDING CHAPTER 203 ENTITLED “STORMWATER QUALITY” OF THE CODE OF THE TOWNSHIP OF MOORESTOWN BY ADDING ARTICLE VIII, ENTITLED “PRIVATELY-OWNED SALT STORAGE”

Mr. Aberant stated that this is another Trenton initiative. This is under a different time frame than the Flood Plain Ordinance. The State is requiring this as part of the storm water permit that we need to regulate. The goal is to make sure people don’t have large piles of salt that will cause runoff into bodies of water. The Mayor asked if we know of any. Mr. Aberant said yes but less than 10. There are a few throughout town. Mr. Aberant went through some of the properties that need to be addressed. Mayor asked if Code Enforcement will take care of. Mr. Aberant stated that this is something staff is interested in seeing how this will roll out. The Director of Public Works is speaking to other colleagues to see how they are handling it.

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for April 29, 2024 at 7:00 p.m.

MOTIONED BY: Deputy Mayor Law
SECONDED BY: Mr. Keating
ABSENT: None
ROLL CALL VOTE: All in favor

RESOLUTIONS: The Township Manager read the resolution by title.

105-2024 A RESOLUTION ADOPTING A TEMPORARY CAPITAL BUDGET FOR 2024

Mr. Aberant stated that this is necessary for bond ordinances that were introduced.

Mayor Gillespie opened the floor for public comment. There were no comments.

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

Mayor Gillespie asked for a motion to adopt the resolutions.

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

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

Barbara Rich, 37 East Central Avenue, wanted to know if the draft Flood Plain Ordinance would be available prior to the MEAC meeting. Mr. Aberant stated that it was in the packet online. Mayor Gillespie stated that she will send it to MEAC.

CLOSING COMMENTS BY COUNCIL:

Ms. Mammarella invited MEAC to attend the Sustainable Moorestown Meeting to hear the discussion with Commissioner Eckel. She said good night and thanked everyone for coming.

Mr. Keating thanked everyone and said that everyone's opinions are appreciated.

Mr. Zipin echoed everyone's comments and said to have a good evening.

Deputy Mayor Law mentioned the Solar Eclipse happened today and hoped everyone had a chance to take a look safely. He advised he is very excited for Arbor Day on April 26th. He stated that there is a College basketball game on in an hour that he is looking forward to watching.

Mayor Gillespie mentioned that we had an eclipse and an earthquake this past weekend. She wished everyone a Happy Ramadan and Happy Easter and a Happy Passover. She hopes she didn't forget anyone because she would like to acknowledge all.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 04 08 2024): None.

ADJOURNMENT: At 7:43 p.m., there being no further business, a motion was made to adjourn.

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

VICKI M. GOUGH, RMC
Deputy Township Clerk