

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING
September 9, 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 7:02 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 (absent)

Kevin E. Aberant, Township Manager
Patricia L. Hunt, Township Clerk
Douglas Heinold, Township Solicitor

CALL TO ORDER: At 7:02 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 September 6, 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. Mr. Zipin was absent.

PROCLAMATIONS & PRESENTATIONS: Proclamation- Library Card Month – Joan Serpico, Library Director, was in attendance to receive the Proclamation. Mayor Gillespie gave special recognition to the Library as it has declared the Moorestown Library to be a Book Sanctuary. She read the proclamation aloud. Ms. Serpico accepted the proclamation and thanked Council for all the support the Library receives from it. She indicated that a Book Sanctuary designation is basically a way to say *we are going to continue doing what we have always done* and keep the books safe from being taken off the shelf. Ms. Serpico thanked the community for its support. She introduced representatives of the Library and Friends of the Library that were present. Mayor Gillespie expressed her pride in the fact that Moorestown is the first in South Jersey to become a Book Sanctuary; she commended the Library.

PROCLAMATION

WHEREAS, libraries are essential for the education and development of children, offering everything from preschool story times to college and career planning resources for high school students, nurturing literacy and a love for reading; and

WHEREAS, libraries provide welcoming and inclusive spaces where individuals from all backgrounds can learn and connect, bridging cultural, ethnic, generational, and economic divides, and strengthening the social fabric of their communities; and

WHEREAS, libraries are committed to creating and maintaining diverse programs and collections that reflect the communities they serve, ensuring equitable access for all; and

WHEREAS, libraries assist people of all ages in navigating life's complexities, offering access to research, information, and government services that enhance productivity and fulfillment; and

WHEREAS, libraries boost the local economy by providing critical access to technology and training for job-seekers, entrepreneurs, and students; and

WHEREAS, during times of crisis, libraries and their staff play a vital role in supporting communities both in-person and virtually; and

WHEREAS, the shared resources provided by libraries help households save money, conserve resources, and reduce waste, offering a simple way to make a positive impact; and

WHEREAS, a library card ignites creativity and empowers individuals to explore new interests and pursue lifelong learning; and

WHEREAS, libraries uphold democracy by promoting civic engagement and the free exchange of information and ideas for all; and

WHEREAS, the Board of Trustees of the Moorestown Library, recognizing that the library has a responsibility to protect and promote the constitutional rights of each patron to access and use library resources, unanimously declared the Moorestown Library to be a Book Sanctuary Library on July 24, 2024.

THEREFORE, the Township Council of Moorestown, State of New Jersey, proclaims September as Library Card Sign-Up Month in Moorestown, New Jersey and encourages everyone to sign up for a library card today.

Given, under my hand and the Seal of the Township of Moorestown this 9th day of September Two Thousand Twenty Four. Nicole Gillespie, Mayor

DISCUSSION:

Reports from Council:

Ms. Mammarella thanked and commended the Library. She advised that Sustainable Moorestown meets on Thursday and that it will be holding an EV Fest on September 28 at the Town Green. Appearance Committee meets next Wednesday and will be reviewing the Weichert

development (proposed apartments) at Church and Main Streets. Ms. Mammarella advised that she attended the House Party at the Community House; it was a great fundraiser; and she commended the new Director.

Mr. Keating also congratulated the Library, along with the school system. He too said the House Party was a great time. Mr. Keating advised on an application approved by the Planning Board for an artisan market and museum in the Camden Avenue shopping center. He found same to be a great use and was glad to see a vacant area will be filled. Mr. Keating reminded all that 9-11 is coming up this week. He expressed his appreciation to all volunteer firefighters.

Mr. Law also expressed his appreciation for Director Serpico and the members of the Library Board. He commended Mr. Aberant and Ms. Flynn for the outcome of the latest newsletter and encouraged the public to sign up to receive same. Mr. Law commended the Police Department for finding a minor that went missing. He advised on the Better Together Advisory Committee and the Tree Planting Advisory Committees.

Mayor Gillespie congratulated the Community House for a successful House Party. She announced that there will be, as there is each year, a Prayer Breakfast Service on Wednesday, September 11 in remembrance of 9-11. She advised on upcoming committee meetings.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud.
September 23, 2024 – 7:00 p.m. (Official Action)
October 7, 2024 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Gillespie asked for a motion to amend the Consent Agenda to continue Resolution No. 161-2024 to the September 23, 2024 meeting.

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

Adopting Consent Agenda Resolution No. CA 09 09 2024: Mayor Gillespie asked for a motion to adopt the Consent Agenda as amended.

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

RESOLUTION APPROVING CONSENT AGENDA CA 09 09 2024

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 |
| _____ x _____ | b. Approves the Consent Agenda as written with the exception of the following:
<u>Continue Resolution 161-2024 to 9/23/2024 Meeting</u> |
| _____ | c. Requests that all matters on the Consent Agenda be handled separately. |

Discussion of Staff Proposed Changes to Township Code Relating to Leaking Service Lines: Mr. Aberant stated that the Township has watermain breaks which it is responsible for. He advised of the protocol. Ultimately, the Department of Public Works (DPW) determines whether it is a watermain break or a property owner's service line, for which the property owner is responsible. He advised that an amendment to the Code would provide clarification on the maintenance obligations on the property owner. He advised that repair, by the owner, must be made within thirty days (an extension can be given) or the DPW will fix and charge the cost back to the property owner's utility bill; if the bill is not paid, a lien will be placed against the property. Mr. Aberant advised that an amendment is the recommendation of staff and if Council is in agreement, an ordinance will be prepared for the next meeting. Questions and answers were given. Mayor Gillespie felt Council should move forward with the amendment; but, she wanted the public to be made aware on social media. There were no objections; the ordinance will be prepared.

MANAGER'S REPORT: The Township Manager reported:

- Conrail and the New Jersey Department of Transportation, will be performing repairs on the track (Flynn Avenue 9/17, Locust Street 9/24, and Mill Street on 10/1. Each repair will take no more than one week; it is a very orderly process.
- A draft of the amendment to the master plan for historic preservation is being worked on for review by the Planning Board on October 3; it is on track.
- Mr. Aberant advised that the Township had previously received a grant for improvements the Town Green and Yancy-Adams Park. The Township received quotes for engineering and they are in excess of the grant amount. Mr. Aberant advised that the Director of DPW is getting prices to do the work inhouse.
- Mr. Aberant advised that Mr. Lloyd has been working with the trash consultant on bid specifications for collection; it is time to go out to bid. He advised that the cost for three different collection options will be sought. The fact that costs will increase was discussed. Mayor Gillespie asked that the cost to bring the service back inhouse also be provided to Council.

- The 2024 overlay program is underway; it should be complete by the first week of October.
- The county approved increasing the number of delineators on Kings Highway; DPW is ordering more
- The Police Department/Bicycle and Pedestrian Task Force is developing some bicycle programs. Mr. Keating advised that the officers' presence at the school was very warming. He advised that while he appreciates the work Conrail will be doing, concerns have been raised about property maintenance on the track; and Conrail should be held to the same standard everyone else is. Mr. Aberant advised he will bring the matter to Conrail's attention at the pre-construction meeting.

AFFORDABLE HOUSING ORDINANCES ON SECOND READING: The Township Manager read Ordinance 20-2024 by title.

20-2024 AUTHORIZING THE ACQUISITION OF REAL PROPERTY KNOWN AS BLOCK 2300, LOT 7.3 AT 470 NORTH CHURCH STREET IN THE TOWNSHIP OF MOORESTOWN

Mayor Gillespie opened the public hearing. Greg Newcomer, 235 Fellowship Road, asked for clarification on the location of the property; same was given.

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

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

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

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

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

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 21-2024 by title.

21-2024 A BOND ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$812,500 AND AUTHORIZING THE ISSUANCE OF \$771,875 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE PURCHASE OF PUBLIC WORKS VEHICLES AND EQUIPMENT TOGETHER WITH ALL RELATED EXPENSES

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

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

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

Mayor Gillespie asked for discussion by Council. Mr. Keating felt the residents will reap the rewards for this expense. He asked for a breakdown of costs. Mr. Aberant advised that the Jetter is the most expensive item (\$500,000). Mr. Keating asked that Council be provided with breakdown costs in the future.

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

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

The Township Manager read Ordinance 22-2024 by title. He provided the breakdown of costs (4 hybrids \$270,000; 1 drone \$17,100; one speed awareness trailer \$9,900).

**22-2024 A BOND ORDINANCE OF THE TOWNSHIP OF MOORESTOWN,
COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$302,000
AND AUTHORIZING THE ISSUANCE OF \$286,900 IN BONDS OR
NOTES OF THE TOWNSHIP TO BE USED FOR THE PURCHASE OF
POLICE VEHICLES AND EQUIPMENT TOGETHER WITH ALL
RELATED EXPENSES**

Mayor Gillespie opened the public hearing. Greg Newcomer, 235 Fellowship Road, asked that the Township look into electric vehicles (they have come a long way). A brief discussion ensued.

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

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

Mayor Gillespie asked for discussion by Council. Mr. Keating asked if there are any items that were requested that are not being purchased; Mr. Aberant advised, no. Mr. Keating asked if there are any requests that are pending which Council has not addressed; Mr. Aberant advised that

improvements to the building are being discussed by staff. Mr. Law reminded all that (relative to a drone) there is a large no-fly zone which is controlled by Lockheed Martin.

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

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

The Township Manager read Ordinance 23-2024 by title.

23-2024 AMENDING AND SUPPLEMENTING BOND ORDINANCE NO. 11-2023 APPROPRIATING AN ADDITIONAL \$4,755,000 AND AUTHORIZING THE ISSUANCE OF AN ADDITIONAL \$2,515,000 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE KINGS HIGHWAY/MAIN STREET WATER MAIN REPLACEMENT TOGETHER WITH ALL RELATED EXPENSES

Mayor Gillespie opened the public hearing.

Kate Wilson, 2 Split Rock Place, asked if the federal funding was included. Mr. Aberant said, yes; and, he explained the funding.

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

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

Mayor Gillespie asked for discussion by Council. In response to Mr. Law's question, Mr. Aberant advised that the project should go out to bid in four-to-six weeks. Award of a contract is planned for the end of the year.

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

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.

161-2024 APPOINTING NEW URBAN, LLC AS CONDITIONAL REDEVELOPER AND AUTHORIZING EXECUTION OF A MEMORANDUM OF UNDERSTANDING REGARDING THE NEW ALBANY BUSINESS PARK REDEVELOPMENT AREA

171-2024 AWARDING A CONTRACT TO UNI-TECH DRILLING COMPANY, INC. IN THE AMOUNT OF \$997,422 FOR THE DRILLING OF NEW WELL NO. 10 AT THE HARTFORD ROAD WATER TREATMENT PLANT

172-2024 AUTHORIZING CONTRACT CHANGE ORDER NO. 2 AND FINAL IN A TOTAL NET DECREASE AMOUNT OF \$6,115 IN CONNECTION WITH A PROJECT KNOWN AS WESTFIELD ROAD TANK PAINTING AND ALTITUDE VALVE REPLACEMENT (U.S. TANK PAINTING, INC.)

173-2024 AUTHORIZING A SECOND AND FINAL 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

174-2024 AWARDING A CONTRACT TO MUNICIPAL MAINTENANCE COMPANY IN THE AMOUNT OF \$43,870 FOR THE PURCHASE AND INSTALLATION OF A REPLACEMENT VAUGHN MIXER (FOR DIGESTER NO. 1) AT THE WASTEWATER TREATMENT PLANT

175-2024 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR THE MOORESTOWN PRIDE FESTIVAL AT WESLEY BISHOP PARK SPONSORED BY MOORESTOWN PRIDE

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

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

Greg Newcomer, 235 Fellowship Road, asked what the solid waste tipping fees are per ton; Mr. Aberant was unsure. Mr. Newcomer expressed his surprise at the Mayor requesting the costs associated with bringing trash collection back in house, noting the controversy that occurred the first time. He felt automated trucks are a better value and better for the workers and safety. He advised that the spicket will use ten gallons of water in one minute. He felt amendment to the Codebook regarding leaking service lines was a good thing.

Kathleen Milano, 6 North Locust Avenue, Marlton, advised that she is the girl that holds a sign over her head in front of CVS in protest of those that discriminate against senior citizens and the disabled. She advised that she has MS and will be 64 years old. Ms. Milano addressed a few issues (her concern with the male that has exposed himself in public several times; she will be meeting with Senator Troy Singleton later in the week; people illegally parking in handicap parking spaces; her three-year employment with CVS and the lack of accommodations CVS has for the disabled. She advised that she stands with her sign and will continue to do so as she is seeking justice and accountability. Discussion on the illegal parking was had. Ms. Milano expressed her frustration with people and their lack of respect for the aging and handicapped.

Kate Wilson, 2 Split Rock Place, commended the Library.

Kathy Sutherland, 417 North Church Street, agreed with the dangerous parking at CVS. Ms. Sutherland advised that bollards are needed at Yancy-Adams Park; vehicles are driving on the pathway inside the park and exiting the pathways onto North Church Street. She suggested that if there is a little money left, it be used towards a little more paving at Yancy-Adams Park. Ms. Sutherland advised that the grass patch behind home plate is overgrown and should be taken out.

Pete Miller, Devon Road, asked what could be done to provide for better upkeep of the parks and weed-filled, crumbling curbs in town. Mayor Gillespie suggested he inform staff of the specific locations. Mr. Miller questioned the Council's approval of a special alcohol permit at Wesley Bishop Park for the Pride Festival when there may be other sports activities and families on the fields (separate from the festival). Mr. Aberant advised that the alcoholic beverages must be consumed in a coned-off designated area. Mr. Miller continued to express his concern. Mayor Gillespie advised that staff will look into it. Mr. Miller inquired about the well improvements and the known rust in the water from the well on Hartford Road. Mayor Gillespie advised that Hartford Road has been up and running since 2020. Mr. Aberant advised that Well No. 8 had been sucking up sand and gravel and could not be repaired. It was suggested to build a new well instead of proceeding with repairs.

Greg Newcomer, 235 Fellowship Road, applauded Council for the work it has done over the past two years for continuing to pursue the TCP123 water contamination issue.

CLOSING COMMENTS BY COUNCIL:

Mr. Keating applauded the Council for addressing the TCP123 issue. He thanked the Library for all it does. He thanked Congressman Andy Kim for the grant monies in connection with the planned watermain improvements. He looked forward to attending the Pride Festival.

Ms. Mammarella thanked the public for attending, the Library for its work and Mr. Aberant for the answers given this evening.

Mr. Law also thanked all for attending, including the Library representatives. He thanked the Town Hall staff for the measures it takes in order to continue with hybrid meetings so that everyone has access to meetings. Mr. Law looked forward to the upcoming Pride Festival and the next traffic safety meeting. Mr. Law recognized that tomorrow is National Suicide Prevention Day; he asked all to check in with loved ones.

Mayor Gillespie congratulated and thanked the Library for all it does for the community. She looked forward to the Pride Festival and advised that they will look into what other activities might be going on at the location at the same time that night.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 09 09 2024): None.

ADJOURNMENT: At 8:39 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY:	Mr. Keating
SECONDED BY:	Ms. Mammarella
ABSENT:	Mr. Keating
VOTE:	All in favor

PATRICIA L. HUNT, RMC
Township Clerk