

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

August 12, 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 (absent)
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 August 9, 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. Keating and Mr. Zipin were absent.

PROCLAMATIONS & PRESENTATIONS: Proclamation - First Annual National Night Out (presented 8/6/2024): Mayor Gillespie advised that the proclamation was presented on August 6, 2024 by Mr. Keating; it was an excellent event; the game ended in a tie. Mayor Gillespie thanked all the first responders who participated. She looked forward to this being a regular event.

PROCLAMATION

WHEREAS, the National Association of Town Watch (NATW) holds an annual community-building campaign that promotes police-community partnerships and resident camaraderie to make our neighborhoods safer, more caring places to live; and

WHEREAS, National Night Out provides a unique opportunity for Moorestown to join forces with 38 million people and over 16,000 communities from all fifty states, U.S. territories, Canadian cities, and military bases in promoting cooperative, community policing crime prevention efforts; and

WHEREAS, National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community; and

WHEREAS, it is essential that all citizens of Moorestown be aware of the importance of our first responders and the impact that their work has on fostering a safer Moorestown.

NOW, THEREFORE, the Township Council of Moorestown, State of New Jersey, does hereby proclaim Tuesday, August 6, 2024, as the first-ever National Night Out in Moorestown and urge all citizens of Moorestown to join all of our first responders, the National Association of Town Watch, and tonight's sponsors in supporting National Night Out on August 6, 2024.

Given, under my hand and the Seal of the Township of Moorestown this 6th day of August Two Thousand Twenty Four. Nicole Gillespie, Mayor

Swearing in of New Police Officers and Officer Promotions: Director Reilly joined the Mayor as she swore in new officers: Officer Benjamin Katt; Officer Danny Borreo; Officer Justin Dalrymple; Recruit Brian Regensberg (not present). The officers were joined by their families. Mayor Gillespie noted that this is largest group, in her six years, that has ever been sworn in. Mayor Gillespie advised that Council has been very supportive of Director Reilly hiring new officers. Director Reilly and Mayor Gillespie commended the Police Department for all it does.

Director Reilly called officers up being promoted this evening. First was Dennis Chesney. He advised that Corporeal Chesney joined the department in 2014 as a Class II Officer and became a full time officer in 2017. He provided a brief bio. Corporeal Chesney was sworn in as a Sergeant, with his wife by his side.

Director Reilly advised that that Corporeal Kevin Sloan joined the department in 2006 as a Class I Officer and then returned to the Township in 2015 as a full-time Officer. He is the Township K-9 Officer. He provided a brief bio. Officer Sloan was sworn in as Corporeal with his family by his side.

Director Reilly advised that, on July 29, 2024, a 32-year old male playing pickleball had cardiac arrest and Officers Josh Graham and Bertot and Toscani responded. He advised of the lifesaving measures taken by the officers until the ambulance arrived. He noted that this was Officer Graham's second lifesaving event. Director Reilly presented the officers (Toscani absent) with a lifesaving pin.

In closing, Director Reilly commended the department noting that the officers care about their work.

Mayor Gillespie advised that Council has requested the Director of Police provide a "what's happening in town" article(s). Director Reilly advised that there are gangs from North Jersey and Camden that are stealing cars and if they cannot steal it, they will break into the home to get the keys. There have been over 9,000 cars stolen in New Jersey since the beginning of the year. He advised that the department is working with other agencies to identify the thieves. He advised that the department is asking the public to lock their vehicles and garage doors. He gave

tips. He advised that it is also helpful if anyone with a ring video offers same; otherwise, the officers lose valuable time seeking warrants. He opened the floor to the public.

Monica Troy, 200 East Central Avenue, advised that she was robbed; she advised of the event and the fact that it was terrifying. She expressed her concern with the fact that afterwards she knocked on her neighbors' and businesses' doors to advise what happened only to learn that many of them were unaware. She was unaware of the robberies that were taking place. She felt adamantly that the public needs to be better alerted and the police communicate with the victims on things to and not to do in follow up. Director Reilly acknowledged her concerns and apologized for what happened to her. Council thanked her for sharing her story.

DISCUSSION:

Reports from Council: Ms. Mammarella thanked all for attending. She commended the officers that were celebrated. Ms. Mammarella advised that there will be a Revolutionary War House Tour held by the Historical Society on September 25. She reinded all that she is participating in and encouraged the public to participate in the plant-based foods initiative (by student Rebecca Lew) at eight local restaurants. She advised that Sustainable Moorestown will hold an EV Fest on September 28 in the Town Hall parking lot. She advised that she attended the Township's first National Night Out; it was a wonderful event. Ms. Mammarella thanked all those involved and commended the Hannon family.

Mr. Law thanked all for attending and he thanked the police officers for what they do for the community. He commended them as well as Director Reilly. He complimented the National Night Out event. Mr. Law advised on the upcoming Cyclist and Pedestrian Task Force meeting.

Mayor Gillespie advised that the Environmental Advisory Committee meets on Thursday. The Economic Development Advisory Committee did not meet. Mayor Gillespie advised that the Community House's House Party is on September 6; get your tickets. She expressed her condolences to Mr. Zipin whose father passed away over the weekend.

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

August 26, 2024 – 7:00 p.m. (Official Action)

September 9, 2024 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Gillespie asked for a motion to amend the consent agenda to remove and continue Resolution No. 161-2024 to the next meeting.

MOTIONED BY: Ms. Mammarella

SECONDED BY: Mr. Law

ABSENT: Mr. Keating, Mr. Zipin

ROLL CALL VOTE: All in favor

Adopting Consent Agenda Resolution No. CA 08 12 2024: Mayor Gillespie asked for a motion to adopt the Consent Agenda as amended.

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

RESOLUTION APPROVING CONSENT AGENDA CA 08 12 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:
 Remove/Continue Resolution No. 161-2024 to Next Meeting
- _____ c. Requests that all matters on the Consent Agenda be handled separately.

Review of Sidewalk Regulations: Mr. Aberant advised this is follow up to a Cyclist and Pedestrian Safety Task Force meeting. He advised that in response to a survey the task force had done, a lot of the comments received were regarding the poor condition of sidewalks. The task force asked, what can we do to improve the sidewalks in the interest of pedestrian safety. The only current requirement is, upon sale of a home, the homeowner must make repairs to the sidewalk in front of its property, if required upon inspection by the Department of Public Works. Mr. Heinold reviewed his memorandum. Much discussion was had. After which, Mr. Aberant asked Council if it supports an effort to implement some of the suggested changes. He noted that he has not had an opportunity to obtain a cost for an inspection program. In closing all felt amendments would be a step in the right direction.

MANAGER'S REPORT: Mr. Aberant reported:

Sidewalks and Pedestrian Safety on Kings Highway: Residents from Blason Woods have been inquiring about traffic calming measures on Kings Highway. Upon speaking with the County, they did not say no, but cautioned improvements would be expensive (for the town) and

same will limit the pedestrian pathway. However, the County will review any proposals. Pennoni is preparing a cost proposal for upgrades.

Funding of Capital Projects: Don Lloyd, Director of Public Works, was present. Mr. Aberant advised that he is seeking authorization to move forward with certain capital expenditures in the total amount of approximately \$1 million. Expenditures: Police Department Vehicles and Equipment: 4 Police Vehicles, a surveillance drone, and a speed trailer, together with all related equipment. Public Works Vehicles and Equipment: A jetter truck, a leaf front end loader attachment, a F450 small 3-yard dump truck with plow, a F450 stake body truck with lift gate and plow, equipment trailers, and a mobile camera system for video of pipes, together with all related equipment. Mr. Aberant and Mr. Lloyd provided an explanation on the need for the police and public works equipment and how same will be a benefit to the Township. There was discussion. There were no objections. Mr. Aberant advised that he will prepare the bond ordinances.

Tax Bills: Tax bills were mailed out last week; the due date has been extended to September 6.

Kayak Rental Proposal: Mr. Heinold advised that staff had a conversation with the representatives today. The company has been very responsive and amenable to changes that have been recommended by the Township. It is anticipated that a resolution authorizing a contract will be prepared for the next meeting. The anticipated schedule is Fall season: infrastructure and Spring season: installation of kayaks and equipment. All should be up and running in the Spring of 2025.

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

160-2024 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 (HEINOLD, SURENIAN, CLARKE CATON HINTZ)

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

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 16-2024 by title.

16-2024 AUTHORIZING THE LEASE OF REAL PROPERTY (A PORTION OF TOWNSHIP-OWNED LAND) LOCATED AT 1245 NORTH CHURCH STREET, SUITE 9, ALSO KNOWN AS PART OF BLOCK 3500, LOT 51

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

The Township Manager read Ordinance 17-2024 by title.

17-2024 ADOPTING A REDEVELOPMENT PLAN FOR BLOCK 3401, LOT 36 (428 S. CHURCH STREET) IN THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, STATE OF NEW JERSEY

Mayor Gillespie opened the public hearing. Robert Jaffe, 101 Fellowship Road, advised of unsafe conditions in that area and expressed concern for pedestrians. He expressed opposition to rebuilding the property noting that the regulations are vague, broad and would affect the residents in the area. He felt any other use than residential would create large truck traffic,

stormwater management issues, light pollution and impervious coverage implications. He expressed other concerns noting that he has not heard anything since the 2018 NJDOT meeting that was held, including the fact that land was to be taken away from his property. Mr. Aberant invited him to visit Town Hall during regular business hours to review the latest plan. He advised that his understanding is that the State will acquire the two one-story buildings through condemnation. Mayor Gillespie advised that the subject property will become a business property; it will not be desirable as a residential use once the improvements are done. She advised Council felt the zoning is appropriate and it will make sure that the property fits in.

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

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

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 18-2024 by title. He provided a brief explanation.

18-2024 AN ORDINANCE AMENDING ORDINANCE NO. 734 “THE MOORESTOWN TOWNSHIP SALARIES AND COMPENSATION ORDINANCE OF 1973,” AS AMENDED AND SUPPLEMENTED, BY ADJUSTING SALARY RANGES FOR SUPERVISORY AND TECHNICAL EMPLOYEES AND CERTAIN PART-TIME EMPLOYEES

Mayor Gillespie asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for August 26, 2024 at 7:00 p.m.

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

The Township Manager read Ordinance 19-2024 by title. He provided a brief explanation and a handout to Council showing existing signage and the location(s) of new signage on existing poles. (Clerk did not receive a copy.)

19-2024 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 August 26, 2024 at 7:00 p.m.

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

CONSENT AGENDA RESOLUTIONS: The Township Manager read the consent agenda resolutions by title. Mr. Aberant gave brief explanation.

156-2024 AUTHORIZING CONTRACT CHANGE ORDER NO. 1 AND FINAL IN THE NET AMOUNT OF \$64,738.80 IN CONNECTION WITH A PROJECT KNOWN AS 2023 OVERLAY PROGRAM

157-2024 AUTHORIZING CONTRACT CHANGE ORDER NO. 1 AND FINAL IN A TOTAL NET DECREASE AMOUNT OF \$39,841.24 IN CONNECTION WITH A PROJECT KNOWN AS 2023 RECONSTRUCTION PROGRAM - WEST CENTRAL AVENUE

158-2024 APPROVING PARTICIPATION IN THE SAFE AND SECURE COMMUNITIES GRANT PROGRAM ADMINISTERED BY THE STATE OF NEW JERSEY, DEPARTMENT OF LAW AND PUBLIC SAFETY AND ACCEPTANCE OF A GRANT SUB- AWARD OF \$45,150

159-2024 A RESOLUTION REQUESTING APPROVAL OF THE INSERTION OF ITEMS OF REVENUE AND APPROPRIATION TO AMEND THE 2024 ADOPTED BUDGET (N.J.S.A. 40A:4-87)

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

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

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

Solomon Chadri, 2604 Cove Road, Pennsauken, asked for an update concerning his application for a cannabis retail license. Mayor Gillespie advised the Township currently has three retail and one cultivating license out there; it is not looking to issue any more right now. Mr. Chadri took exception noting he has an application filed with the Township and wondered when it would be heard. Mayor Gillespie advised that the situation has not changed since the last time he was present. Council wants to see how the licenses in process work out.

CLOSING COMMENTS BY COUNCIL:

Ms. Mammarella thanked all for attending.

Mr. Law thanked Mr. Aberant for seeking solutions for pedestrian safety on Kings Highway.

Mayor Gillespie congratulated the police officers noting the Township now has thirty-four full time officers and three full time Class III officers.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 08 12 2024): None.

At 8:55 p.m. Mayor Gillespie asked for a motion to adopt Resolution CS 08 12 2024 to enter into closed session for purposes of discussing three Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges.

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

The Mayor advised that there will be no formal action when Council returns to the public. However, Council will return to the public session to adjourn; the public is welcomed to stay.

Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 9:12 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk