

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

September 23, 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 7:01 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
Patricia L. Hunt, Township Clerk
Douglas Heinold, Township Solicitor

CALL TO ORDER: At 7:01 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 20, 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: Mayor Gillespie advised that the following proclamation was sent to the church.

Proclamation - 150th Anniversary of the Trinity A.M.E. Church (presented 9/15/24)

PROCLAMATION

WHEREAS, the edifice known as Trinity African Methodist Episcopal Church, located at 307 Forklanding Road in Cinnaminson has been a quiet force in the community since 1874. Although small, it is a historical site, according to the Burlington County Cultural and Heritage Commission where it is listed in the archives along with other historical sites; and

WHEREAS, before the building was erected, religious services conducted by Itinerant Ministers were held in homes. When the members saved enough money, they bought the present parcel of land and built their church. The original name was "The Free Gospel Church of Wrightsville, New Jersey;" and

WHEREAS, in 1905 the church became a member of the African Methodist Episcopal Conference. The name was changed from the Free Gospel Church to Trinity African Methodist Episcopal Church; and

WHEREAS, throughout the years the pastors and members have diligently worked to improve the church and the community. No one can foretell what the future will bring, but if history is repeated then the future will find members of the Trinity African Methodist Episcopal Church faithful, willing and full of vigor for the tests and tasks that lie ahead. The members are a church family who put God first and have “Faith, faith, faith, just a little bit of faith!”

WHEREAS, Trinity celebrates this historic occasion with an anchor Bible verse from Psalm 89:1: “I will sing of the mercies of the Lord forever: with my mouth will I make known thy faithfulness to all generations.” Trinity has been “Anchored in Faith and Taking it Forward!”

NOW, THEREFORE, by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that, it is with a great sense of gratitude, we celebrate the,

***One Hundred and Fiftieth Anniversary of the
Trinity A.M.E. Church***

and we express sincere appreciation for the many contributions it has made to our community.

Given, under my hand and seal of the Township of Moorestown this 15th day of September, 2024. Nicole Gillespie, Mayor

Proclamation - National Centenarian's Day (presented 9/23/2024): Mayor Gillespie advised that the in person celebration was cancelled due to COVID; the proclamation was given to the Evergreens.

PROCLAMATION

WHEREAS, over the years, the human population and life expectancy have increased with a corresponding increase in the number of people who attain the age of 100; and

WHEREAS, National Centenarian’s Day is a day to celebrate and honor those among us who have lived an entire century and to share in their wisdom, joys, and life as a whole; and

WHEREAS, these precious members of society have seen the tragedies of the Great Depression and World Wars, the advent of the talking picture, the golden age of the radio and the invention of television, the innovation of air travel, all the way to the exploration of space and the digital revolution — all in one lifetime; and

WHEREAS, Centenarians are often the subject of news stories, highlighting that they are over 100 years old. These reports provide cultural historians and researchers with deep insight into how the rest of society views this elderly population; and

WHEREAS, Centenarians will always be with us at each point in history, and all the memories of their lives will continue to live on when passed down.

WHEREAS, Moorestown is grateful for their knowledge, creativity, and experiences and are fortunate to count them as one of our own and celebrate:

Edward “Ed” Martino, who was born on October 29, 1924
Eleanor Stevenson, who was born on August 26, 1924
Elizabeth “Betty” Coyle, who was born on June 10, 1924
Edith Calkins, who was born on October 30, 1923
Emma Emlet, who was born on September 14, 1923
Catherine “Kitty” French, who was born on September 8, 1923
Florence “Cissy” Patchin, who was born on June 3, 1922
Giovanna Wendehorst, who was born on March 11, 1922

NOW, THEREFORE, by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, does hereby proclaim September 22, 2024, as “National Centenarian’s Day.” Please help us to celebrate and honor those who have reached such a remarkable milestone. given, under my hand and seal of the Township of Moorestown this 23rd day of September, 2024. Nicole Gillespie, Mayor

DISCUSSION:

Reports from Council:

Ms. Mammarella thanked all for attending. She advised that the Appearance Committee meeting was cancelled. Ms. Mammarella was pleased to report that Sustainable Moorestown received Silver Certification (once again) from the State; she commended them. She advised of two of their upcoming events: EV and Green Fair at the Town Green on Saturday and the Town-wide Yard Sale on October 5. Ms. Mammarella encouraged all to join in the Historic House Tour (12 homes) on September 25, 2024 (presented by the Historical Society).

Mr. Keating complimented the First Methodist Church on its first annual apple festival over the weekend.

Mr. Law advised he is looking forward to the upcoming Cyclist and Pedestrian Safety Task Force meeting this Thursday. No committee reports.

Mayor Gillespie advised that the Economic Development Advisory Committee meets on Tuesday. She could not attend the last Environmental Advisory Committee; no update. Mayor Gillespie provided election information regarding mail-in ballots, early voting, etc. She also advised that, due to confusion with the new voting machines at the Primary Election, the Township is arranging for the County to be present at the Library so that voters may come in and learn how to vote on the new machines prior to election day. Mayor Gillespie congratulated resident, Lenny Wagner, for his recent book, *Playing With The Best: One Man’s Journey through the Golden Age of Sports*. (The book is about Walter French, born in Moorestown in 1899, a direct descendent of

one of the town's original founders, Thomas French.) She looked forward to reading it. She advised that Autumn in Moorestown is on October 5. She congratulated Sustainable Moorestown for receiving silver certification.

Upcoming Meeting(s): Mayor Gillespie read the upcoming meetings aloud.
October 7, 2024 – 7:00 p.m. (Official Action)
October 28, 2024 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 09 23 2024: Mayor Gillespie asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 09 23 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:

- ___x___ 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.

MANAGER'S REPORT: Mr. Aberant reported:

- Conrail did a great job on the railroad crossing at Flynn Avenue; tomorrow they will move to the Locust Street Crossing; and next week the Mill Street crossing. He advised that he will be speaking with Conrail at a meeting next week regarding (the lack of) property

maintenance at East Third Street (down past Stanwick Avenue) and who is responsible for what.

- Some of the delineators on Kings Highway were knocked down, but will be reinstalled by Public Works. Additional delineators, to place between each existing delineator, have been ordered and will be installed by the end of next week. A permanent solution (a more robust delineator) is being reviewed by Public Works (to be installed as part of the design of the overlay after the watermain is done). Pennoni has forwarded the bid specifications for the watermain project for approval to the USEPA.

Mr. Zipin recused himself and left the meeting.

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: None
ROLL CALL VOTE: All in favor

Mr. Zipin returned to the meeting.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 24-2024 by title. He gave a brief explanation. He advised that Ms. Flynn is working on getting public notice out to the public.

**24-2024 AMENDING CHAPTER 175 OF THE CODE OF THE
TOWNSHIP OF MOORESTOWN ENTITLED "WATER AND
SEWERS"**

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

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

176-2024 ACCEPTING THE RESIGNATION OF NICHOLAS REPICI FROM THE ZONING BOARD

177-2024 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 3RD (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (122 MUIRFIELD COURT)

178-2024 AUTHORIZING THE CANCELLATION OF WATER CHARGES DUE TO AN OVERESTIMATE OR A MISREAD

179-2024 APPROVING A COMMUNITY EVENT FOR THE “COSTUMES FOR A CAUSE” FUNDRAISER SPONSORED BY INSPIRING LIFE TOGETHER

180-2024 AUTHORIZING TEMPORARY TRAFFIC REDIRECTION DURING MILL STREET RAILROAD CROSSING RECONSTRUCTION

Mayor Gillespie opened the floor for public comment.

Greg Newcomer, 235 Fellowship Road, asked for clarification on Resolution 161-2024. Mayor Gillespie advised that Council is authorizing the commencement of negotiations with the developer and affirming that while the memorandum of understanding is in place, the Township will not be entertaining anything else. Mr. Newcomer asked if there were any other proposed uses for the site. Mayor Gillespie advised that Council sought Requests for Proposals; four or five were received; she briefly reviewed those proposed uses and the fact that the selection committee found the proposed use by New Urban LLC to be the most viable.

Fred Sutherland, 417 North Church Street, asked for clarification on the one item listed on the affordable housing bill list; same was given. He asked how much money is in the affordable housing trust fund; Mr. Aberant, without knowing, guessed at approximately \$1.2 million. It was also brought up/noted that the Township has no pending legal matters concerning affordable housing.

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

Mayor Gillespie asked for a motion to adopt the resolutions.

MOTION BY: Mr. Law
SECONDED BY: Mr. Zipin
ABSENT: None
ROLL CALL VOTE: All in favor

MINUTES: August 26, 2024 Official Action and Closed Session and September 9, 2024 Official Action

Mayor Gillespie asked for discussion or a motion to approve the minutes.

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Keating
ABSTAIN Mr. Zipin on September 9, 2024 Official Action minutes
ABSENT: None
ROLL CALL VOTE: All in favor

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

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

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

Angela Torbin, 102 Foxwood Drive, said thank you for the additional delineators and for listening to the residents (of Blason Woods' concerns). She asked if there has been any follow up on the 40 mph speed limit survey that was done. Mr. Aberant advised that the Township is awaiting a meeting with the County Engineer's office to review it and see if the County will consider a reduction; there are other matters to be reviewed at that meeting; a meeting has not been scheduled yet. Discussion was held on the results of the survey which revealed most traveling just under thirty-nine miles per hour. Mr. Law noted that while that is what the study revealed that does not mean that 40 mph is appropriate for that area. Mayor Gillespie noted that the Township is also looking at various types of visual things to slow drivers down.

Heidy Citterone, 12 Foxwood Drive, asked questions concerning the speed study that was done. Mr. Aberant advised that it was done 24/7 for an eight- or nine-day period. She asked for clarification on the delineators and the timing of same; same was given. Ms. Citterone asked that additional lighting be placed in the area. Mr. Aberant advised he will look into it. Ms. Citterone thanked Mr. Aberant and Council for all of their attention and response to this matter.

Kimberly Smith, 125 South Lenola Road, said she would like to petition for a speed bump on Villa towards Beacon and South Lenola (three way corner). She advised that there use to be a stop sign at the end of Villa, but there isn't and drivers fly through. Ms. Smith was advised on the steps that are being taken to improve traffic safety and this will be added to the list.

Sam Foster, 310 Park Drive, asked if the report issued by the Director of Police on Friday, regarding the uptick in vehicle thefts, was antidotal or statistical; does the Township have any statistics; and next steps. Mayor Gillespie advised that the Director has been issuing monthly reports; there are well-organized theft rings working in Moorestown; one additional patrolman has been added to each platoon (increased from 3 to 4) in addition to a corporeal and a sergeant (6 each platoon). Council authorized funding for a drone (to detect people on foot) and lighted speed trailers that read license plates (will pick up any plate the department may be looking for); the department is working closely with the Prosecutor's Office and the State as this is a statewide problem. Mr. Aberant advised that in addition, additional staff has been put on from midnight to 6 a.m. and the Director is working on techniques to stay one step ahead of the criminals.

CLOSING COMMENTS BY COUNCIL:

Ms. Mammarella encouraged all to attend the historic house tour on Wednesday.

Mr. Keating echoed Ms. Mammarella's comment. He advised of his increasing concern with the fact that drivers on Main Street are becoming more and more distracted; and that they are not stopping for pedestrians at the mid-crosswalks. He asked that the police be more present and observant and issue penalties where same are warranted

Mr. Keating said, go Phils.

Mr. Law thanked Mr. Keating for bringing up the concern with crosswalks. He felt it is getting more dangerous and either more crosswalks, rumble strips or speed bumps, etc. needed to be installed. He thanked the residents of Blason Woods for their participation as well as Ms. Smith from Lenola for bringing the speeding and missing signage issue to Council's attention.

Mayor Gillespie thanked all for coming out.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 09 23 2024): None.

ADJOURNMENT: At 7:47 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk