

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

February 10, 2025

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

The Regular Meeting of the Moorestown Township Council was called to order by Mayor Law at 7:01 p.m. at Town Hall, Council Chamber, 111 West Second Street, Moorestown. Attendance was as follows:

Quinton Law, Mayor
Sue Mammarella, Deputy Mayor
James Barry, Councilmember
Nicole Gillespie, Councilmember
Christopher Keating, Councilmember

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

CALL TO ORDER: At 7:01 p.m., Mayor Law 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 February 7, 2025.

MOMENT OF SILENCE AND FLAG SALUTE: The Official Action meeting began with a moment of silence and flag salute.

ROLL CALL: All were present.

PROCLAMATIONS & PRESENTATIONS:

Proclamation - John O'Meara 2025 Citizen of the Year (presented 2/5/2025): Mayor Law advised that he presented the following proclamation on February 5, 2025 at the Citizen of the Year Award Dinner.

PROCLAMATION

WHEREAS, John O'Meara, through varied voluntary community service activities, has significantly contributed to the quality of life of both the Moorestown community and its citizens; and

WHEREAS, he has been an active volunteer for over 48 years and has given freely of his time in order to improve the quality of life in Moorestown and beyond, including leadership and volunteering in the following community activities, organizations and committees:

- ☞ Chairman of the Rotary Youth Exchange opening his home hosting foreign students;
- ☞ Served on the Citizen of the Year Committee and volunteering at the Scott Coffey Rotary Run;
- ☞ Served on the First Baptist Church 75th Anniversary Committee and on the Board of Trustees for the St. Matthew Lutheran Church;
- ☞ Served as a board member for MEND, Inc from 2008-2014;
- ☞ Served on the Board of Trustees beginning in 2000 for the Moorestown Free Library Association; and
- ☞ Founded the Moorestown School of Music and shared his love his music with not just Moorestown residents but also served as a board member and President of The Walden School (a music summer camp for young composers in New Hampshire).

WHEREAS, these are only a sample of the many accomplishments and remarkable humanitarian efforts of John O'Meara, as he has spent years volunteering for and supporting many of the civic activities that benefit Moorestown and others.

NOW, THEREFORE, I, Quinton Law, Mayor of the Township of Moorestown in the County of Burlington, State of New Jersey, do hereby proclaim:

**FEBRUARY 5, 2025 AS CITIZEN OF THE YEAR DAY
HONORING JOHN O'MEARA**

and ask that all citizens join me in expressing sincere thanks for the outstanding service, John O'Meara so generously given to our community, and offering congratulations and best wishes to him for continued success in all of his future activities.

Given, under my hand and the Seal of the Township of Moorestown this 5th day of February 2025. Quinton Law, Mayor

Proclamation- Kindness Week: Mayor Law called Holly Myers up. He read the proclamation aloud.

PROCLAMATION

WHEREAS, The Random Acts of Kindness Foundation recognizes Monday, February 17th as Kindness Day in 2025 and February 9th thru 15th as Kindness Week; and

WHEREAS, this year marks the 30th year that Moorestown, as a community, is acknowledging the profound, life enhancing role that kindness plays in our lives, including kindness to ourselves, each other and our Earth; and

WHEREAS, one of our highest goals in Moorestown is to build and maintain a welcoming, fair, and just community, for all who live in, work in, and visit our town; and

WHEREAS, kindness in the form of neighborliness and respect, produces a peaceful community that is a desirable place to live and learn, meet and greet, work and play, shop and dine; and

WHEREAS, kindness supports an environment where people can respectfully collaborate, discuss differences, and handle conflict with positive outcomes, strengthening unity throughout our town; and

WHEREAS, a fuller history of our nation and its practices is becoming known and awareness of that history can help build bridges of understanding.

NOW THEREFORE, The Township Council of the Township of Moorestown, in the County of Burlington, State of New Jersey, hereby proclaims the year, 2025

**As a Year in Which We Continue to
Deepen and Expand the Power of Kindness**

and urge each one of us to educate ourselves, work toward bettering our community and contribute to spreading kindness whenever we can.

Given, under my hand and the Seal of the Township of Moorestown this 10th day of February 2025. Quinton Law, Mayor.

Ms. Myers presented a kindness book to the Mayor. She read into the record things that the Superbowl brought to Kindness Month. Ms. Myers told a story of an inmate, on what would be his last day of life, as he was scheduled for execution, and how this man shared that, in that one day, he experienced and was presented with more kindness than he had received all together throughout his entire life. Ms. Myers expressed her appreciation for the opportunity to promote kindness. She expressed her appreciation to Council and all others that do so much for the Township.

DISCUSSION:

Reports from Council:

Mr. Barry advised that when he first moved to town, he and his family were on Main Street having ice cream when they were approached by Holly Myers as it was Kindness Week. He noted what a lasting impression that day made upon him and his family and that is part of why he is sitting where he is today. He thanked her. Mr. Barry advised that he attended the Citizen of the Year dinner. He advised on activities of the Environmental Advisory Committee and the Recreation Advisory Committee meeting.

Mr. Keating congratulated Mr. O'Meara on the Citizen of the Year award. He advised that he attended the Soup for the Soul event held by the high school students. Mr. Keating reported on action of the Planning Board and upcoming meetings, noting there will be a special meeting on February 20, 2025 (public hearing on an amendment to the historic preservation element of the master plan). He advised that there were so many people that turned out at the last meeting, the board decided to postpone and hold a special meeting.

Ms. Gillespie also congratulated Mr. O'Meara. She advised that the Open Space Committee meets tomorrow; STEM will be there, and they will be discussing the Truxton property. The Economic Development Advisory Committee met, and they will be looking at the charters for all committees.

Ms. Mammarella advised of her upcoming advisory committee meeting dates. She congratulated Mr. O'Meara. She advised that she will be attending a kindness event tomorrow at the Upper Elementary School.

Mayor Law expressed his sincere appreciation to Ms. Myers noting that thirty-years of services is amazing. He advised that he too attended the Citizen of the Year dinner; so many people attended; it was a great event. He wished all a good Black History month and looked forward to the ribbon cutting to be held soon at Yancy-Adams Park (as part of Black History Month). He advised that the Better Together Advisory Committee met last week, and the Tree Planting and Preservation Committee meets tomorrow. Mayor Law thanked Mr. Aberant and Mr. Lloyd for getting the "Welcome to Moorestown" sign posted on Camden Avenue. He announced that he and the deputy mayor will be hosting a listening session in Council Chamber and encouraged all to come and join them.

Upcoming Meeting(s): Mayor Law read the upcoming meetings aloud.
February 24, 2025 – 7:00 p.m. (Official Action)
March 10, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: Ms. Gillespie asked that Resolution 77-2025 be pulled from the agenda (continued) due to questions on the lighting at the site. Mayor Law asked for a motion to amend the Consent Agenda to remove Resolution 77-2025 from the Consent Agenda.

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

Adopting Consent Agenda Resolution No. CA 02 10 2025: Mayor Law asked for a motion to adopt the Amended Consent Agenda as amended.

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

RESOLUTION APPROVING CONSENT AGENDA CA 02 10 2025

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:

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| _____ | a. Approves the Consent Agenda as written on the agenda. |
| <u> X </u> | b. Approves the Consent Agenda as written with the exception of the following:
<u>Remove Resolution 77-2025</u> |
| _____ | c. Requests that all matters on the Consent Agenda be handled separately. |

Discussion - Winery Salesroom Draft Code Revisions: Mr. Aberant advised that Council discussed this issue in December. In 2021, Council adopted an ordinance to allow breweries, distilleries and winery salesrooms. In hindsight, the language with regard to winery salesrooms, which is where a local winery offers for sale its product at another establishment (but can be a standalone business) was too broad. Moorestown has had at least two of these in town at local restaurants. This type of license is an extension of the winery's state-issued license. The proposed draft ordinance provides for a full-scale winery. To just provide for a winery salesroom or tasting room is too broad. This is a zoning code change. He said he is still researching the difference between a salesroom and a tasting room; however, he does not feel this change this ordinance. Ms. Gillespie asked for confirmation that change would permit winery salesrooms and tasting rooms, by right, not as a conditional use in zones that we had originally designated. Mr. Aberant correct, but the zoning would be a little bit broader because they would be treated as a general retail use. Discussion was had concerning the allowance of a retailer to sell food in a tasting room. In closing, Mr. Aberant advised that he is looking into that; however, same falls under the state licensing laws, not zoning. This ordinance addresses only the zoning.

Ms. Mammarella indicated clarification on the food issue is needed. Mr. Aberant advised that the use will be retail use. He also clarified that a winery would be a conditional use, which salesrooms and tasting rooms will be permitted as a retail use. Mayor Law asked for confirmation that this came up because someone expressed interest; Mr. Aberant confirmed. Mr. Aberant advised that introduction will be scheduled for the next meeting.

Pending Requests for Cannabis Resolutions of Support: Mr. Heinold advised that Council has issued four support resolutions. In mid-2023, Council, in response to questions and concerns raised by the public in connection with the Miles of Green proposal, wanted to hit the “pause button” on issuing any more support resolutions and to wait and see how things play out in terms of what has already been issued and how those real-world impacts are going to be experienced here in Moorestown. There is an applicant who has formally applied and has been told we are not issuing resolutions of support at this time; we are still in a waiting pattern. Mr. Heinold asked Council if it is still in a waiting pattern until it sees ribbon-cuttings, first sales and those sorts of things; and if so, his thought is that Council should put same in a resolution that demonstrates to the public what Council’s thinking is, so that there may be a clear record established by the governing body. Mr. Heinold believes that the governing body’s discretion at the local level as to how to rollout and manage the cannabis program within its municipality has been given great latitude. In closing, he said if that is Council’s position, it should state that indicating a reasonable timeframe in which it thinks it will revisit the issue, but in the meantime, something should be on the record. Hoping to see an establishment open this year, Mr. Heinold recommended revisiting the issue in December of this year. Ms. Mammarella commented in support of the resolution setting forth what the Council has been saying and to revisit it. In closing, Council supported a resolution to be presented at the next meeting.

MANAGER’S REPORT:

- Cowperthwaite on Kings Highway (Area in Need of Rehabilitation): The Planner is working on a report which should be received in the next week or two. There has been progress, and the matter should be able to be scheduled on the next agenda.
- Bus Depot: Mr. Aberant advised that due to community pushback, the Board of Education is looking to move the function to the high school property. He further advised that Council had asked him to look for any potential municipal property that may be available; the only possible solution would be at the Public Works garage property and that option is being vetted. There has been some level of movement, and he will keep Council apprised. He also advised that a realtor contacted him and suggested a commercial property on Marter Avenue; he sent the referral to the school staff. Ms. Gillespie noted the public’s upset over the matter and wants to make sure Council includes the public.
- Watermain project: Mr. Aberant advised that a well-attended public information meeting was held. A separate newsletter with continual updates will be available to those who sign up to receive it; and it will be sent out weekly. 170 people have signed up to receive it. Work is expected to begin next Tuesday with pulling up the trolley tracks and test pits. There will be lighted street sign boards around as there will be some temporary traffic disruption.

ORDINANCES ON SECOND READING: None.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 2-2025, on first reading, by title. Mr. Aberant advised that the engineer's proposal was in the packet. Mayor Law asked if traffic calming measures could be included in the project; Mr. Aberant said yes.

2-2025 BOND ORDINANCE PROVIDING FOR THE 2025 ROAD OVERLAY PROGRAM IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$2,170,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$2,061,500 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for February 24, 2025 at 7:00 p.m.

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

The Township Manager read Ordinance 3-2025, on first reading, by title. He advised that the Township received a municipal aid grant in connection with this project.

3-2025 BOND ORDINANCE PROVIDING FOR IMPROVEMENTS TO PADDOCK PATH, NIXON DRIVE AND HARPER DRIVE IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, APPROPRIATING \$616,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$340,140 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE PART OF THE COST THEREOF

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for February 24, 2025 at 7:00 p.m.

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

CONSENT AGENDA RESOLUTIONS: The Township Manager read the consent agenda resolutions by title.

76-2025 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR PADDLEBOARD KAYAK RACE | FESTIVAL AT STRAWBRIDGE LAKE PARK SPONSORED BY THE STRAWBRIDGE LAKE BEAUTIFICATION COMMITTEE, INC.

77-2025 AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR 73 REALCO LLC (BUY-RITE LIQUORS) 675 NORTH LENOLA ROAD (BLOCK 3000, LOT 5) PRELIMINARY AND FINAL SITE PLAN

78-2025 AUTHORIZING CONTRACT IN THE AMOUNT OF \$66,721.80 WITH MILLENNIUM COMMUNICATIONS GROUP, INC. FOR THE PURCHASE AND INSTALLATION OF TECHNOLOGY SUPPLIES AND EQUIPMENT UNDER COOPERATIVE PRICING SYSTEM #34HUNCCP, CONTRACT#HCESC-CAT-22-01

79-2025 AUTHORIZING CONTRACT CHANGE ORDER NO. 1 IN THE TOTAL DEDUCT AMOUNT OF \$29,057.73 FOR THE PROJECT KNOWN AS NJDOT FY2021/2022 MUNICIPAL AID – COX ROAD AND MCELWEE ROAD IMPROVEMENTS

80-2025 AUTHORIZING A SECOND AND FINAL ONE-YEAR EXTENSION OF A CONTRACT TO UNIVAR SOLUTIONS USA LLC FOR LIQUID SODIUM HYDROXIDE FOR POTABLE WATER IN AN AMOUNT NOT TO EXCEED \$172,731

81-2025 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 (CGP&H, CLARKE CATON HINTZ & RAYMOND COLEMAN HEINOLD)

82-2025 AUTHORIZING THE TAX COLLECTOR TO REFUND TAXES DUE TO MORTGAGE COMPANY AND HOMEOWNER PAYING TAXES

83-2025 ADOPTING A TEMPORARY CAPITAL BUDGET FOR 2025

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

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

Mayor Law asked for a motion to adopt the resolutions.

MOTIONED BY: Ms. Gillespie
SECONDED BY: Mr. Barry
ABSENT: None
ROLL CALL VOTE: All in favor

MINUTES: None.

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

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

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

Greg Newcomer, 235 Fellowship Road, asked if there was any progress on the solar panels that were to feed the entire municipal building (reducing costs and making it sustainable). Mr. Aberant advised they can talk offline. Mr. Newcomer advised that the changes coming down from the federal government are already having an effect on people. He gave some examples. He suggested that Council or the Manager take a look at same and determine the effects on the citizens. Mayor Law advised that there have already been discussions.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry expressed his appreciation for the kindness week celebration. He looked forward to his meeting with the Environmental Advisory Committee next week.

Mr. Keating thanked all for a productive meeting.

Ms. Gillespie thanked all for coming. She wanted to acknowledge “Barbara Rich Day” this year. She apologized to Ms. Rich in the audience for not recognizing it earlier.

Ms. Mammarella thanked Ms. Myers for her annual work and dedication to kindness and kindness week.

Mayor Law echoed Ms. Gillespie’s comments. He thanked all for coming out, Council and staff.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 02 10 2025): None.

ADJOURNMENT: At 7:56 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY: Ms. Gillespie
SECONDED BY: Mr. Keating
ABSENT: None
VOTE: All in favor

PATRICIA L. HUNT, RMC
Township Clerk