

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

January 27, 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 L. Heinold, Township Solicitor

CALL TO ORDER: At 7:00 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 January 24, 2025.

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

ROLL CALL: Ms. Hunt took roll call; all were present.

PROCLAMATIONS & PRESENTATIONS: Proclamation – Bayada Home Health Care's 50th Anniversary (presented January 17, 2025): Mayor Law advised that he presented the proclamation on January 17, 2025.

PROCLAMATION

WHEREAS, BAYADA Home Health Care, headquartered in Moorestown, has dedicated itself for 50 years to providing exceptional home health care services to individuals of all ages and diagnoses, ensuring a safe home life with comfort, independence, dignity; and

WHEREAS, since its founding in 1975 with a vision and personal investment to deliver compassionate care, BAYADA has grown from a single office in Philadelphia to over 360 locations in 22 U.S. states and five countries, serving over 168,000 children, adults, and seniors annually; and

WHEREAS, BAYADA has provided in-home personal care, skilled nursing, therapeutic, behavioral health, habilitation, home health, and hospice services to more than 15,000 New Jersey residents across every county through its 172 service offices; and

WHEREAS, in 2024, BAYADA provided home care services to 358 patients in their own homes and employed 50 Moorestown residents as professional caregivers and office staff; and

WHEREAS, BAYADA's dedicated workforce of professional caregivers and staff exemplify compassion, excellence, and reliability, consistently delivering care that supports clients with personal accountability and unwavering commitment; and

WHEREAS, as BAYADA celebrates its 50th anniversary, the organization continues to build on its founding principles by embracing innovation, advancing healthcare training, addressing workforce shortages, supporting underserved communities, and advocating for fully funded home care services while maintaining a steadfast focus on compassionate, high-quality care; and

WHEREAS, BAYADA's positive impact on the Moorestown community and its leadership in home health care continue to inspire progress and set a standard of excellence for the industry; and

NOW, THEREFORE, the Township Council of the Township of Moorestown recognizes and celebrates BAYADA Home Health Care's 50th anniversary, commends its outstanding contributions to the health and well-being of our community, and honors its unwavering commitment to compassionate, exceptional care. We encourage all residents to join in recognizing BAYADA's continued leadership and service in home health care.

Given, under my hand and the Seal of the Township of Moorestown this 17th day of January, Two Thousand Twenty Five. Quinton Law, Mayor

DISCUSSION:

Reports from Council:

Mr. Barry advised that the Recreation Advisory Committee met. Sal Petriello was elected Chairman. He advised of upcoming events. He also advised that the Environmental Advisory Committee met. The committee discussed the stormwater management plan (materials are on the website) and climate change. Mr. Barry complimented the Full Throttle Inclusive Playground at Wesley Bishop Park proposal.

Mr. Keating advised that the Planning Board met. The next meeting is on February 6, 2025. The two biggest action items on the Board's agenda were historic preservation plan and the Memorial Field issue (i.e., who owns the property, the Township or Board of Education). The Planning Board will consider whether to update the town's records to accurately reflect that the property belongs to the Township and not the Board of Education. He advised that, due to the amount of people present, the historic preservation matter will be heard at a special meeting on February 20, 2025. The Memorial Field issue will be heard on March 6, 2025.

Ms. Mammarella advised that Sustainable Moorestown held its reorganization meeting and discussed new and ongoing initiatives, as well as upcoming events. Ms. Mammarella advised that

she is a liaison to Revolution 250 (a celebration of New Jersey's part in the American Revolution). She advised of activities and events that are being planned. Ms. Mammarella also advised that she performed her first marriage ceremony for a Moorestown couple; it was fun. She also had the honor of participating in the LOVE event (volunteer forum) at the high school. Ms. Mammarella advised that she and Ms. Gillespie volunteered at Habitat for Humanity on Martin Luther King Day. Ms. Mammarella advised that the Appearance Committee met; the meeting was very well attended. The committee reviewed Weichert's concept plan (apartments on the corner of Main Street); it was not favored nor was the proposed demolition of the existing building. Since that time, it appears that Weichert has withdrawn its application.

Ms. Gillespie advised that the Open Space Advisory Committee met; there was not a quorum so they met informally. Discussion was held on the Trucksess property on Creek Road. The County has taken the lead on the potential acquisition and it is hoped that the land will be purchased and preserved as open space (appraisals are being done). She advised that the Economic Development Advisory Committee meets on Tuesday. Ms. Gillespie advised that she attended Bayada's 50-year Anniversary Celebration; Bayada is now a global organization; and the Bayadas live in town. She advised that she attended the South Jersey Muslim Heritage Festival; she complimented the event.

Mayor Law thanked those involved with the design of the Jake's Law All-Inclusive Playground at Wesley Bishop Park, noting the Hannon Family is the lead on the park and he thanked them. He advised that a sign which explains the history of the property is expected to be erected at the Yancy-Adams Park. He provided a background on the property (East-End Community Center). He thanked the Recreation Department for its help. Mayor Law congratulated all Eagles' fans noting that the Eagles bus was at the municipal complex two weeks ago; there was a great turnout and Channel 10 News was there. He got to lead in the Eagle chant from above on the bus. He looked forward to the upcoming meeting on Wednesday in Council Chambers to present the Kings Highway Watermain Replacement Project.

Technical difficulties were experienced. A motion was made by Mayor Law, seconded by Ms. Mammarella, to take a five-minute recess. The vote was unanimous. Mayor Law apologized for the interruption.

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

February 10, 2025 – 7:00 p.m. (Official Action)

February 24, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Law requested that Resolution No. 75-2025 be pulled from the Consent Agenda and heard on its own.

Adopting Consent Agenda Resolution No. CA 01 27 2025: Mayor Law asked for a motion to adopt the Consent Agenda Resolution as noted above.

MOTIONED BY: Ms. Gillespie

SECONDED BY: Mr. Keating

ABSENT: None
VOTE: All in favor

RESOLUTION APPROVING CONSENT AGENDA CA 01 27 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:

- X
- a. Approves the Consent Agenda as written on the agenda.
- b. Approves the Consent Agenda as written with the exception of the following:
Resolution 75-2025 Removed to be heard on its own
- c. Requests that all matters on the Consent Agenda be handled separately.

MANAGER'S REPORT:

- Mr. Aberant requested Council members contact Laura in his office to ensure all board and committee member updates are correct on the website.
- He advised that, earlier today, there was a watermain break on Chester Avenue.
- Mr. Aberant advised that the Department of Public Works' response to the January 19th storm was not in accordance with usual protocol. He advised that normally, plowing and salting on all streets would not have occurred; however, the Director was concerned with the expected bitter temperatures and salting and plowing was done on all streets. He expressed his appreciation to the employees.

Mr. Keating asked if the businesses on Main Street have been notified about the upcoming watermain replacement project. Mr. Aberant advised that letters were sent to all affected property owners on Main Street and Kings Highway. Letters were sent to landlords and they asked to invite their tenants to the meeting on Wednesday. He advised that no issues have been raised as of yet. He advised that there will be a weekly update in a standalone newsletter online for just this project. A QR code will be available at the meeting on Wednesday for people to sign up for the newsletter and receive real time messaging.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 1-2025 by title.

1-2025 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 Law opened the public hearing. There were no comments.

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

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

Mayor Law asked for discussion by Council. Mayor Law asked Mr. Aberant to explain why positions that are not filled are listed in the ordinance. Mr. Aberant advised that all titles that have at one time been utilized are listed in case there is a need to fill it. All positions are subject to the budget process.

Mayor Law asked for a motion to adopt the ordinance on second reading.
MOTIONED BY: Ms. Mammarella
SECONDED BY: Ms. Gillespie
ABSENT: None
ROLL CALL VOTE: All in favor

ORDINANCES ON FIRST READING: None.

RESOLUTIONS: The Township Manager read Resolution 75-2025 by title.

75-2025 - COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS IN COMPLIANCE WITH P.L. 2024, c.2

Mr. Aberant advised that this is the initial step in complying with the Township’s Round 4 Affordable Housing Obligations. He advised that Round 3 was a painful process. However, the Legislature and Governor came up with new regulations for Round 4. A formula was created and an allocation was given to each municipality. Moorestown’s prospective need is 250 units. All towns must adopt a resolution before January 31 agreeing or disagreeing with their allocation. It is the professional staff’s opinion that Moorestown should accept the allocation; a challenge could result in a higher number. Discussion was held on the risk; the fact that those that tried to slow this process down were unsuccessful; and the Township has a better standing against a challenge by a developer, who thinks the number is too low, by accepting the number recommended by the Department of Community Affairs (DCA). The challenge would be against the DCA. Discussion was held.

Mayor Law asked for a motion to adopt the resolutions.

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.

56-2025 AWARDING A CONTRACT FOR TREE MAINTENANCE SERVICES FOR 2025

57-2025 AWARDING A CONTRACT TO SEASIDE WASTE SERVICES INC. FOR SOLID WASTE COLLECTION SERVICES

58-2025 AUTHORIZING THE MAYOR AND THE TOWNSHIP CLERK TO SIGN THE SHARED SERVICES AGREEMENT BETWEEN THE BURLINGTON COUNTY BOARD OF COUNTY COMMISSIONERS AND THE TOWNSHIP OF MOORESTOWN FOR SNOW PLOWING AND SALTING

59-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 4TH (PARTIAL) QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (113 OAKMONT DRIVE)

60-2025 AUTHORIZING THE TOWNSHIP OF MOORESTOWN TO ADOPT A COMMUNITY FORESTRY MANAGEMENT PLAN

61-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 4TH (PARTIAL) QUARTER AND 2025 OVERPAYMENT OF PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (607 WINDSOR PLACE)

62-2025 ACCEPTING THE RESIGNATION OF VICTORIA BRITTON AND APPOINTING CURTIS HOWARD TO THE ENVIRONMENTAL ADVISORY COMMITTEE

63-2025 AWARDING A CONTRACT TO UNIVAR SOLUTIONS USA, INC. FOR PURCHASE AND DELIVERY OF HYDROGEN PEROXIDE TO BE USED AT THE WATER TREATMENT PLANT IN AN AMOUNT NOT TO EXCEED \$33,000

64-2025 ENABLING AND AUTHORIZING GREEN ACRES APPLICATION FOR FULL THROTTLE INCLUSIVE PLAYGROUND AT WESLEY BISHOP PARK

65-2025 AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH COMMUNITY FOUNDATION OF SOUTH JERSEY ON BEHALF OF THE JACK HANNON FULL THROTTLE FUND AND MISSION VOICE

66-2025 CONFIRMING MAYOR'S APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES

67-2025 APPOINTING MARGARET BROSSY TO THE ZONING BOARD OF ADJUSTMENT

68-2025 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 (RAYMOND COLEMAN HEINOLD, CGP&H & SURENIAN EDWARDS BUZAK & NOLAN, LLC)

69-2025 AWARDING A CONTRACT TO PACIFIC LIGHTING & STANDARDS COMPANY, INC. FOR THE PURCHASE AND DELIVERY OF LAMP POST REPLACEMENT PARTS IN THE AMOUNT OF \$42,078

70-2025 AUTHORIZING CONTRACT IN THE ESTIMATED AMOUNT OF \$29,546.25 WITH FOVEONICS IMAGING TECHNOLOGIES FOR DOCUMENT IMAGING SERVICES UNDER COOPERATIVE PRICING SYSTEM #65MCESCCPS, BID #ESCNJ 22/23-11

71-2025 AUTHORIZING THE TOWNSHIP OF MOORESTOWN TO ENTER INTO A COOPERATIVE PRICING AGREEMENT

72-2025 AUTHORIZING A REDUCTION AND PARTIAL RELEASE OF PERFORMANCE GUARANTEE FOR A.M.Y. FARMS, INC. a/k/a WILLOWBROOK MAJOR SUBDIVISION PHASE II AND GARWOOD ROAD RESTORATION (BLOCK 7000, LOTS 10, 27, 29 AND 32)

73-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD, AN OVERESTIMATE, OR A WATER SHUT OFF

74-2025 AUTHORIZING 2024 BUDGET APPROPRIATION RESERVE TRANSFERS

Mayor Law opened the floor for public comment. John Gibson, 306 East Central Avenue, Tree Planting and Preservation Committee Chairman, advised that that this is the sixth submission of a five-year Community Forestry Management Plan by the committee. He advised of the benefits of adopting the plan. He expressed his appreciation to Council for its support.

Mayor Law asked for discussion by Council. Ms. Mammarella asked for clarification on the difference in sections when awarding a tree maintenance contract. Mr. Aberant advised that the Township's Tree Expert, Brian Leusner, develops the list of trees. Mr. Gibson advised that award of the Priority list is made first and if the budget allows, the second Priority list.

Mr. Aberant advised that the exhibits to Resolution No. 65-2025 are displayed in the lobby area.

Mayor Law sought clarification on Resolution No. 69-2025. Mr. Aberant advised that there was a design flaw in the sense that the hangers on the lamp posts are too low and are hit by trucks passing by. To correct the flaw, the replacement parts will be installed (at the same time the outlets are installed, which is after bidding and award of a contract for an electrician). Ms. Mammarella asked if the Township could be compensated by the designed for the error. Mr. Aberant advised that

the Township received a grant for the design aspect and the architect was essentially assigned by the New Jersey Department of Transportation.

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:

January 22, 2024 Official Action
February 12, 2024 Official Action and Closed Session
December 2, 2024 Boards and Committees Dinner Meeting
December 16, 2024 Official Action and Closed Session
January 6, 2025 Reorganization Meeting
January 27, 2025 Special Meeting

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

MOTIONED BY: Ms. Mammarella
SECONDED BY: Ms. Gillespie
ABSENT: None
ABSTENTIONS: Mr. Barry abstained from all except the January 6, 2025
Reorganization Meeting and the January 27, 2025 Special Meeting.
ROLL CALL VOTE: All in favor

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

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

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

Rhonda Abbott thanked Council for their time. She advised that she is aggrieved with the Municipal Court and Police Department and wishes to file a complaint against both. She advised that she was harassed by the Police Department. She advised on ADA and other rules and regulations, noting that she is an advocate of same. She stated that the Police Department has no concept of the laws on the Americans with Disability Act and New Jersey Law Against Discrimination. She advised that if the Township is not going to address them, she will. In response to Mayor Law's question, Ms. Abbott advised that she has the resources to file a complaint and can do so. She asked Mr. Aberant if he takes complaints against the Court, staff

and the judge; he said, yes. Ms. Abbott advised that if she meets with Mr. Aberant to file a complaint, she wants another person in the room. Mr. Aberant advised that the filing of a complaint requires the filing of a written complaint, an in-person meeting is not necessary. Once he receives the complaint, the Township can respond. Ms. Abbott did not agree that her complaint had to be in writing. Mr. Aberant advised that if an in-person meeting is scheduled, he will arrange for a second person to be in attendance. Ms. Abbott thanked Council.

Kate Wilson, 2 Split Rock Place, thanked the Department of Public Works for the plowing. She also thanked the Tree Planting and Preservation Committee for the great work on the five-year Community Forestry Management Plan it submitted.

Kathy Sutherland, 417 North Church Street, expressed appreciation for the snow removal also. She also complimented the shrubbery and brush clean up at Yancy-Adams Park. She asked that her fence not be forgotten when looking at improvements to the park.

Tyrus Ballard, 4 Nassau Drive, Willingboro, NAACP President, Burlington County Southern Branch expressed his appreciation to Council for its movement on affordable housing. He asked that Council consider groups other than just senior citizens in the future. Ms. Gillespie advised that the Township is limited by law on how much senior housing it can provide.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry expressed his excitement for being present at his first official action meeting and he looked forward to the year ahead.

Mr. Keating congratulated Mayor Law on the conduct of the meeting. He indicated that he moved to Moorestown intentionally knowing his kids would be safe and get what they needed (school, library, etc.). Now, the Township will be able to provide for more family affordable housing. He thanked Mr. Aberant for all his work on affordable housing. He commended former Mayor Gillespie for her mayorship; he commended her. He also congratulated and commended the Mayor and Deputy Mayor. He advised that the Low-and-Moderate Income Oversight Committee will be holding a meeting next month in connection with the Township's 4th Round affordable housing obligations.

Ms. Gillespie noted that Round 3 was painful; but she is proud of where the Township is. She said Round 4 came quickly and this is just the beginning. She was glad the Township is moving ahead.

Ms. Mammarella agreed with all comments made. She suggested that residents that will be affected by the watermain replacement project attend the upcoming meeting. She advised of upcoming community meetings. She thanked Mr. Ballard for his comments. She expressed her appreciation towards Mr. Gibson and the Tree Planting and Preservation Committee.

Mayor Law thanked the Tree Planting and Preservation Committee for its work on the management plan. He expressed his appreciation towards Council and the work they have to do.

He thanked Mr. Aberant and Mr. Heinold. He looked forward to providing more affordable housing opportunities.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 01 27 2025): At 8:43 p.m., Mayor Law asked for a motion to adopt Resolution CS 01 27 2025 to enter into closed session for purposes of discussing Matters Relating to Collective Bargaining Agreements.

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

Mayor Law 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.

At 8:44 p.m., Council entered into closed session.

At 9:49 p.m., Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 9:49 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk