

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

April 28, 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 7:02 p.m. at Town Hall, Council Chamber, 111 West Second Street, Moorestown. Attendance was as follows:

Quinton Law, Mayor	Kevin E. Aberant, Township Manager
Sue Mammarella, Deputy Mayor	Patricia L. Hunt, Township Clerk
James Barry, Councilmember	Douglas Heinold, Township Solicitor
Nicole Gillespie, Councilmember (absent)	
Christopher Keating, Councilmember	

CALL TO ORDER: At 7:02 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 April 25, 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; Ms. Gillespie was absent.

PROCLAMATIONS & PRESENTATIONS: Proclamation – Arbor Day was presented on April 25, 2025 by Mayor Law and Ms. Mammarella.

PROCLAMATION

ARBOR DAY

WHEREAS, the purpose of Arbor Day is to encourage the planting of shade and forest trees, and the protection of our woods against devastating fires, insects, and diseases; and

WHEREAS, with the cooperation of all residents of Moorestown, the beneficial effects of tree plantings and proper conservation practices, we can pass on an enduring heritage of trees for the benefit of future generations; and

WHEREAS, special recognition has been given to Moorestown Township as a Tree City USA for the 35th straight year; therefore, it is appropriate that an Arbor Day observance be held.

NOW, THEREFORE, I, Quinton Law, Mayor of the Township of Moorestown, do hereby proclaim, April 25, 2025, as:

ARBOR DAY IN THE TOWNSHIP OF MOORESTOWN

and I urge all residents to observe this occasion by planting one or more trees in the Township throughout 2025.

Given, under my hand and the Seal of the Township of Moorestown this 25th day of April Two Thousand Twenty Five. Quinton Law, Mayor

DISCUSSION:

Reports from Council:

Mr. Barry advised that the Environmental Advisory Committee meeting was cancelled.

Mr. Keating advised that the Low and Moderate Income Oversight Committee met, He advised that the committee is setting goals and will be making recommendations (next month) on the Round 4 affordable housing obligations. He invited the public to attend the committee's meetings. Mr. Keating was excited to announce the 2nd Annual National Night Out event to be held on August 5, 2025. He advised of the activities.

Ms. Mammarella hoped all had a happy Easter and Passover. She advised that the Appearance Committee did not meet as there was nothing to review. She advised of upcoming events to be sponsored by Sustainable Moorestown. Ms. Mammarella advised that she attended the Arbor Day ceremony; John and Gia Benson were the recipients of the Arbor Day Award for their great work on their home, business and outside.

Mayor Law also attended the Arbor Day ceremony. He advised that he has served on the Tree Planting and Preservation Committee for the past five years; he commended the work that the committee performs; its work is invaluable. On Wednesday, at the Library at 7 p.m., there will be Reducing Food Waste in Homes with Composting. He advised that he and other members of Council will be attending Alloys Personal Training grand opening event on May 17. Mayor Law reminded the public to subscribe to the Township's newsletter concerning the Kings Highway water main replacement project. He noted that updates are in real time; he commended Kelly Flynn for the job she does with the newsletter and updates.

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

May 5, 2025 – 7:00 p.m. (Official Action)

May 19, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 04 28 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 04 28 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:
_____ c. Requests that all matters on the Consent Agenda be handled separately.

MANAGER'S REPORT: Mr. Aberant reported:

North Church Street Water Treatment Plant: Mr. Aberant advised that the Township's MCL for 123TCP was exceeded. TCP, which is in the aquifer from which the Township receives its water is treated through carbon filters which absorb TCP and any other chemicals. The carbon got saturated and its ability to filter was reduced and levels increased in a short amount of time. When the results were discovered, staff diverted the water supply to the Hartford Road plant and the source was eliminated from the water system. The New Jersey Department of Environmental Protection (NJDEP) required notice, by the Township, to all customers. The MCL was 0.031 micrograms per liter, which is 0.001 over the NJDEP standard of 0.030. Council approved purchase of filters in March; the plant is offline. Discussion, questions and answers were had. Mr. Aberant explained that the two carbon filters were removed and will be reinstalled with new carbon. He explained the process. After they are reinstalled, the next two filters will be removed,

retreated and reinstalled. Discussion was held concerning the readings since last August. Mr. Aberant advised that the filters have a five-year warranty. In August, staff contacted the vendor and was told to stop using the two filters and to continue using the four remaining filters to run the plant; that is what was done. The levels went down until the reading in February. When the numbers went down significantly, staff determined that the cost for filter replacement would be accounted for in the 2025 budget; the consultant agreed same was reasonable. He noted that in August the filters had only lived 3.11 years of their 5-year expectancy. He advised that going forward, the Township will test monthly as opposed to quarterly. He advised that more filters will be purchased in August or September. Discussion was had on “curing” the water of TCP. Mr. Aberant advised that the Township draws its water from the PRM aquifer, there is TCP in the aquifer. The only way to cure the water is to treat it and remove the contaminants from it; you will never eliminate it forever.

Mr. Aberant advised that the Township has hired an environmental attorney who has retained an environmental scientist who performed an analysis. The scientist determined that the Cinnaminson Landfill is likely the source. The attorney is in the process of obtaining records from the US Environmental Protection Agency. Although the Township does not have PFOS in its water, discussion was held regarding same. Discussion ended.

Wastewater Treatment Plant Headworks Upgrade Project: Mr. Aberant advised that the headworks project has been in discussion for almost two years. This month, the Township went out to bid and the bids came in significantly higher than estimated. Construction was estimated at \$1.8 million. The lowest bid was \$3.3 million. Mr. Aberant advised of the importance in upgrading the headworks and asked that Council authorize amending the previous bond ordinance in order to fund the project. Staff and the professionals have examined the bids and spoken with the vendors to ensure they understood the project.

Ken Shine, Township Engineer, Pennoni Associates, reiterated that this is an important project. Mr. Shine shared with Council what appeared to be the pitfalls on receiving bids higher than estimated. In the end, he felt that the Township did receive competitive bids. He advised that the lowest responsible bidder has a good reputation and has submitted a fair bid. Discussion on the variations on pricing for electric was had. Mr. Shine did not feel that the Township would receive a better result if the project was rebid. Discussion on the importance of the upgrades and funding was had. In closing, all supported moving forward with supplementing the bond ordinance and awarding a contract.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 7-2025 by title. He gave a brief explanation.

7-2025 ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for June 2, 2025 at 7:00 p.m.

MOTIONED BY: Mr. Keating
SECONDED BY: Mr. Barry
ABSENT: Ms. Gillespie
ROLL CALL VOTE: All in favor

2025 BUDGET RESOLUTIONS: The Township Manager read the Budget resolutions by title.

129-2025 FOR INTRODUCTION AND APPROVAL ON FIRST READING OF THE 2025 BUDGET, AUTHORIZING PUBLICATION OF BUDGET, AND PROVIDING FOR A PUBLIC HEARING ON THE BUDGET ON JUNE 2, 2025 AT 7:00 P.M. IN THE COUNCIL CHAMBER AT TOWN HALL, 111 WEST SECOND STREET

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

Mayor Law asked for discussion by Council. Mayor Law thanked staff.

Mayor Law asked for a motion to adopt the resolutions.

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Barry
ABSENT: Ms. Gillespie
ROLL CALL VOTE: All in favor

130-2025 A RESOLUTION ESTABLISHING THE TAX LEVY FOR YEAR XXVII OF THE MOORESTOWN OPEN SPACE, RECREATION AND FARMLAND AND HISTORIC PRESERVATION TRUST FUND PROGRAM

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

131-2025 GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S “ENFORCEMENT GUIDANCE ON THE CONSIDERATION OF ARREST AND CONVICTION RECORDS IN EMPLOYMENT DECISIONS UNDER TITLE VII OF THE CIVIL RIGHTS ACT OF 1964”

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. Mammarella

SECONDED BY: Mr. Keating

ABSENT: Ms. Gillespie

ROLL CALL VOTE: All in favor

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

120-2025 APPROVING A COMMUNITY EVENT FOR THE MAIN STREET HOLIDAY/CANDLELIGHT STROLL SPONSORED BY THE MOORESTOWN BUSINESS ASSOCIATION

121-2025 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR “AUTUMN IN MOORESTOWN” ON MAIN STREET (BETWEEN CHURCH STREET AND CHESTER AVENUE) SPONSORED BY THE MOORESTOWN BUSINESS ASSOCIATION

122-2025 APPROVING A COMMUNITY EVENT FOR “MOORESTOWN DAY” ON MAIN STREET (BETWEEN CHURCH STREET AND CHESTER AVENUE) SPONSORED BY THE MOORESTOWN BUSINESS ASSOCIATION

123-2025 SUPPORTING SAVING HISTORIC MOORESTOWN’S GRANT APPLICATION

124-2025 ACCEPTING THE RESIGNATION OF LAUREN ROMANO FROM THE RECREATION ADVISORY COMMITTEE

125-2025 AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION TO GRANT A TEMPORARY CONSTRUCTION EASEMENT ON TOWNSHIP OWNED PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE 38 AND PLEASANT VALLEY AVENUE (BLOCK 3302, LOT 39)

126-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD, OVERESTIMATE, LEAK REPAIR, A BILL BASED ON TOO MANY UNITS, OR LATE IRRIGATION TURN OFF

127-2025 AUTHORIZING CONTRACT CHANGE ORDER NO. 2 AND FINAL IN A TOTAL NET DECREASE AMOUNT OF \$166,880.53 IN CONNECTION WITH A PROJECT KNOWN AS 2024 OVERLAY PROGRAM

128-2025 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 (CLARKE CATON HINTZ AND SURENIAN EDWARDS BUZAK & NOLAN LLC)

132-2025 AUTHORIZING THE ACCEPTANCE OF INCREASED RENT FROM LUMTECH LIGHTING FOR TOWNSHIP PROPERTY AT 1245 NORTH CHURCH STREET, SUITE 12

133-2025 AUTHORIZING FINANCIAL CONTRIBUTION TO MOORESTOWN FAMILY APARTMENTS URBAN RENEWAL, LLC IN ACCORD WITH AFFORDABLE HOUSING DEVELOPMENT AND PROPERTY TRANSFER AGREEMENT

135-2025 ACCEPTING THE RESIGNATION OF DARA PURVIS FROM THE BETTER TOGETHER ADVISORY COMMITTEE

136-2025 CONFIRMING MAYOR'S APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES

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

Mayor Law asked for discussion by Council. Mayor Law asked if the monies associated with Resolution No. 133-2025 were from the funds donated by Lockheed Martin as part of the land swap. Mr. Aberant said, yes.

Mayor Law asked for a motion to adopt the resolutions.

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Barry
ABSENT: Ms. Gillespie
ROLL CALL VOTE: All in favor

MINUTES: April 7, 2025 Budget Workshop and April 7, 2025 Official Action

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

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Barry
ABSENT: Ms. Gillespie
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. Barry
SECONDED BY: Ms. Mammarella
ABSENT: Ms. Gillespie
ROLL CALL VOTE: All in favor

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

Danielle Ferrell Brodecki, 265 North Riding Drive, addressed Council indicating that Council's promise made was to go above and beyond to deliver safe drinking water. According to the NJDEP's Safe Drinking Water Watch, the Kings Highway water treatment plant has not been tested for two years. The water supply from the North Church Street water treatment plant has exceeded the MCL for TCP123, which the public has been drinking for seven months. It was her contention that the Township did not stop the water from public consumption, the NJDEP did. She said her ask is that Council deliver on its promise in addition to complying with State requirements. She requested that the water be tested every month at each plant before and after filtering and the results be posted on the Township's homepage of the website on the front page in a prominent location.

Greg Newcomer, 235 Fellowship Road, advised that the Township had a safe drinking water issue and it addressed same five years ago. He felt that the Township has been responsible noting that the residents have safe drinking water. He commended staff on the handling of construction on the Kings Highway water main replacement project. He felt the process of opening and closing the road daily to address traffic concerns has proven to be an excellent process.

CLOSING COMMENTS BY COUNCIL:

Mr. Keating agreed with Mr. Newcomer on the water main replacement project and the minimal impact occurring. In response to Ms. Brodecki's comments, Mr. Keating noted that there will always be "something" in the water. A way to continuously test the water is what is needed; there is no magic wand. He advised of his own concerns when it comes to drinking water and his personal anxieties. He advised that Ms. Brodecki's point is not lost. He assured Ms. Brodecki that the Township will continue to treat its water and he invited her to speak with him offline anytime. Mr. Keating asked about the status of the Wesley Bishop Park hockey rink and if staff intended to address improvements inhouse as opposed to going out to bid. Mr. Aberant advised that the Department of Public Works will be working with the association; any improvements will not be done inhouse; he is not aware of any grants to cover the cost.

Ms. Mammarella thanked Ms. Brodecki for her comments, noting that Council takes the issue very seriously. She was in favor of testing the water monthly. She advised that everyone wants to have great drinking water; the Township has clean drinking water; a lot of financial investment has gone into ensuring that. Ms. Mammarella thanked staff for the budget presented and was happy Council did its utmost to ensure a transparent process.

Mayor Law advised that Council held three budget workshops; it did a deep dive and got the best result for the residents. Mayor Law advised that he started paying attention to government in town when the water issue first took place (he was in high school). He felt some actions taken back then were not the right actions. He thanked the Township Manager for communication and found that the Township has done all it could do to let the residents know what is going on; he listed the public outreaches. He assured all that the water is safe and meets all requirements. He did not know what the cost of monthly testing will be but advised that they are developing a strategy to move forward. He pledged his commitment to ensuring healthy resources. He hoped to see a development in the Township's endeavors to find and make a claim against the source of the water contamination.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 04 28 2025): None.

ADJOURNMENT: At 8:19 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk