

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

February 24, 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 (absent)
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 21, 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; Mr. Aberant was absent.

PROCLAMATIONS & PRESENTATIONS: Proclamation – Black History Month: Mayor Law advised he presented this proclamation on February 23, 2025 at the Yancy-Adams sign installation ceremony, which was a beautiful event.

PROCLAMATION

Whereas, during Black History Month, we celebrate the many achievements and contributions made by Black Moorestonians to our economic, cultural and spiritual development; and

Whereas, Black History Month's origins trace back to 1926 and through to 1976, when President Gerald Ford officially recognized Black History Month, calling upon the public to "seize the opportunity to honor the accomplishments of Black Americans in every area of endeavor throughout our history;" and

Whereas, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, took a stance against racism to build lives of dignity and opportunity, advanced the cause of civil rights and strengthened families and communities; and

Whereas, the observance of Black History Month calls our attention to the continued need to battle systemic racism and build a society that lives up to its democratic ideals; and

Whereas, the Township of Moorestown continues to work toward becoming an inclusive town in which all citizens – past, present, and future – are respected and recognized as equal and valued members of our community; and

Whereas, the Township of Moorestown is proud to honor the history and contributions of the Black community, throughout our state and nation.

NOW, THEREFORE BE IT PROCLAIMED that the Township Council recognizes all inspiring leaders in our community's history and proclaims the month of February, 2025 as Black History Month in Moorestown. I encourage all citizens to celebrate our diverse heritage and culture and to continue our efforts to create a world that is more just, peaceful, and prosperous for all.

Given, under my hand and the Seal of the Township of Moorestown this 23rd day of February Two Thousand Twenty-Five. Quinton Law, Mayor

Proclamation – WAMS Undefeated Boys Basketball Team: Mayor Law was joined by the WAMS, basketball team and Coach Thompson. Mayor Law advised that he played in 7th grade and was also on the championship team. The team was undefeated in the season. Mayor Law read the proclamation aloud. There was applause.

PROCLAMATION

WHEREAS, the WAMS 7th grade boys basketball team, with countless hours of practice and under the strong leadership of the team's coach, finished undefeated in their regular season; and

WHEREAS, the team scored an average of 41 points per game, winning by an average of 17 points; and

WHEREAS, every single one of the 14 team members scored a point in two of the games; and

WHEREAS, the most celebrated wins of the season were against Mt. Laurel, their toughest competitor, in overtime; and

WHEREAS, the team seeks to pursue excellence and make a positive impact through hard work, encouraging attitudes of integrity and fairness, respect for others, teamwork, and dedication to academic, athletic, and developmental goals.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, wishes to honor and recognize this outstanding achievement of team members, Aaden Alexander, Austin Degener, Tyler Eknaian, Jack Ercolani, Nate Finley, Jace Jerdan, Thomas Karam, Liam Kilroy, Jason Kiser, Matt Laufer, Mason Pincus, EJ Reevey, Brayden Romano, Jack Venne; Team Manager Brady Simberg and Coach Brandon Thompson, and hereby encourage the Citizens of the Township of Moorestown to recognize their outstanding achievements.

Given, under my hand and the Seal of the Township of Moorestown this 24th day of February Two Thousand Twenty-Five. Quinton Law, Mayor

DISCUSSION:

Reports from Council:

Mr. Barry advised that the Environmental Advisory Committee met last week. He expressed his appreciation for James Curruthers, Moorestown OEM Coordinator, advising that he attended the meeting and updated the committee of the work his office is doing in connection with the environment. The committee reviewed two site plans. Mr. Barry commended the Yancy-Adams Park sign installation ceremony.

Mr. Keating also made complimentary remarks about the sign installation event. He wished Mayor Law a happy birthday (this week). He advised that the Planning Board held a special meeting to specifically focus on historic preservation and amending that element of the Master Plan. The board voted in favor of the amendments. Mr. Heinold advised on next steps. He thought a draft ordinance may be ready for discussion at the next meeting. Mayor Law noted that part of the process is to name the historic preservation district an area in need of rehabilitation and asked if that could also be placed on the next agenda under discussion. Mr. Heinold advised that staff can see if they can dovetail the two matters together for the next meeting. He provided information on the next upcoming board meeting, including discussion on amending the open space and recreation element of the Master Plan, including typographical errors and ministerial mistakes in recent years to clarify that Memorial Field is owned by the Township and not the Board of Education. Finally, he advised that the first meeting of the Low and Moderate Income Oversight Committee will be held on Wednesday at 7 p.m.

Ms. Gillespie complimented the sign installation ceremony. She advised that the Open Space Advisory Committee is considering (to preserve as open space and historic preservation) a property out by Lockheed Martin that was owned by Commodore Truxtun hundreds of years ago. The Economic Development Advisory Committee meets tomorrow and will be reviewing the parking requirements in the CRO zoning district (mainly Main Street).

Ms. Mammarella thanked those involved with the sign installation ceremony. She advised that the Appearance Committee meeting was cancelled. Ms. Mammarella advised that about ten people came out to the listening session she and the Mayor held for the public. All different subjects were covered. Ms. Mammarella advised all that the Green Team is working on (Daffodil

Day, a clothing drive for recycling, townwide yard sale, an educational session on light pollution, etc.).

Mayor Law said the listening session he and the deputy mayor held went great. He is looking to do another in March with Mr. Barry. He advised on upcoming events this weekend.

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

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

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

Agenda Updates: Mayor Law asked for a motion to remove Resolution No. CS 02 24 2025 from the agenda as a closed session is no longer necessary.

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

Adopting Consent Agenda Resolution No. CA 02 24 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 02 24 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.

Draft Ordinance to Amend Chapter 46 to Permit Shopping Mall Liquor Licenses: Mr. Heinold advised that the statute was amended to create this new category of a license. The ordinance would add this category to the current list of licenses. Mr. Heinold confirmed that the number of licenses granted is based on the contiguous square footage in the mall. Ms. Gillespie asked if there was a restriction regarding ownership; does the mall have to own the property where the licenses can be issued or is it just that they operate in the mall. Mr. Heinold said that was his understanding but, he will discuss the matter with Mr. Aberant. Ms. Mammarella asked for confirmation that these licenses were created by the State because malls have been struggling. Mr. Heinold indicated he believes the clear intent was to provide economic advantages for mall properties that are struggling. Ms. Mammarella indicated that she hopes that if that is the clear intent, ownership will not be an issue, it is just based on the contiguousness.

Town Green Bandshell Estimate: Don Lloyd, Director of Public Works, advised that the price is \$53,268. He advised that once Council adopts a resolution, a purchase order can be created and then they will start looking at costs for installation and concrete. Once the purchase order for purchase and delivery is done, it will be two-to-three weeks for them to get signed and sealed plans back to the Township which will show where the electrical outlets will be and once that is approved, the town is looking at twelve-to-fourteen weeks to receive the bandshell, which will give the department time to get the concrete squared away (who's going to install/build it). Installation will be end of May or beginning of June. He said the manufacturer said you are looking at about half the cost for installation. Ms. Gillespie noted that the concept plan had some pathways, etc. and she asked if that work could be done inhouse instead of contracting the work out. Mr. Lloyd said the town can do it either way. Mr. Lloyd also said his department can prepare the plans for the site work and oversee the project. Discussion was held. Mr. Lloyd also confirmed that the Rotary Food Truck events can still continue during construction (areas may be roped off). All agreed to move forward. Mr. Heinold advised that Mr. Aberant's memorandum indicates that most of the cost should be covered by the grant.

MANAGER'S REPORT: Mr. Heinold advised that everything in the Manager's report has been discussed (above).

ORDINANCES ON SECOND READING: The Township Solicitor read Ordinance 2-2025, on second reading, by title.

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 opened the public hearing. There were no comments.

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

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

Mayor Law asked for discussion by Council. Mr. Keating noted that this is an important function and thanked staff.

Mayor Law asked for a motion to adopt the ordinance on second reading.

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

The Township Solicitor read Ordinance 3-2025, on second reading, by title.

**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 opened the public hearing. There were no comments.

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

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

Mayor Law asked for discussion by Council. Mr. Keating noted that the Township received a significant amount of funding for this project. Mr. Llyod advised that the Township received a NJDOT Municipal Aid grant for this project. When questioned, Mr. Lloyd advised, while he does not know the criteria for selection offhand, the Township Engineer decides what roads to overlay.

Mayor Law asked for a motion to adopt the ordinance on second reading.

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

ORDINANCES ON FIRST READING: The Township Solicitor read Ordinance 4-2025, on first reading, by title. He provided a brief explanation.

4-2025 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED “ZONING” TO AMEND THE REGULATION OF BREWERIES, DISTILLERIES, AND WINERY SALESROOMS

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 10, 2025 at 7:00 p.m.

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

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

77-2025 AUTHORIZING RELEASE OF PERFORMANCE GUARANTEE FOR 73 REALCO LLC (BUY-RITE LIQUORS) 675 NORTH LENOLA ROAD (BLOCK 3000, LOT5) PRELIMINARY AND FINAL SITE PLAN

84-2025 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR FIVE FOOD TRUCK EVENTS ON THE GROUNDS OF THE MUNICIPAL BUILDING(S), 111 WEST SECOND STREET SPONSORED BY THE ROTARY CLUB OF MOORESTOWN

85-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL A TAX ACCOUNT BALANCE

86-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD OR TYPOGRAPHICAL ERROR

87-2025 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 AND SURENIAN EDWARDS BUZAK & NOLAN, LLC)

88-2025 AUTHORIZING 2024 BUDGET APPROPRIATION RESERVE TRANSFERS

89-2025 AUTHORIZING THE EXPENDITURE OF \$601,528.00 FROM THE AFFORDABLE HOUSING TRUST FUND TO MOORESTOWN HOUSING ASSOCIATES, LLC IN CONNECTION WITH THE DEVELOPMENT OF THE HARPER SITE FOR AFFORDABLE HOUSING

90-2025 AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE SALE OF PROPERTY AT 325 WEST ROUTE 38 (PORTIONS OF BLOCK 3104, LOTS 1 & 2)

91-2025 CONFIRMING TEMPORARY MORATORIUM ON ISSUANCE OF ADDITIONAL RESOLUTIONS TO SERVE AS A LETTER OF SUPPORT FOR CANNABIS USES THROUGH DECEMBER, 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. Keating
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: Ms. Mammarella
SECONDED BY: Mr. Barry
ABSENT: None
ROLL CALL VOTE: All in favor

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

Fred Sutherland, 417 North Church Street, advised he heard the Township wants to put a 200' cell tower near the North Church Street Recreation Center. Mayor Law advised that there has been no public discussion on the matter. Ms. Gillespie advised that the Township was approached and Council asked if there were any alternatives; Council has not made a decision. Mr. Sutherland expressed concern with radiation.

Kathy Sutherland, 417 North Church Street, also asked about the proposed cell tower and whether or not same was a public matter. Ms. Gillespie advised that there has been no public discussion; Verizon made a request, that is all.

Rich Litton, 303 Colonial Avenue, advised of an experience he had where he came home to a porch full of groceries that were not his and he had to spend time trying to figure whose they were. He expressed his dismay and asked if deliveries, other than postal, fed ex, etc., could be regulated. Discussion was had. Ms. Gillespie asked how such an ordinance would be enforced. Mr. Keating advised Mr. Litton that if someone leaves something at his house that he did not order, maybe another part of the code, such as litter, could be enforced. Mr. Litton advised that before the emergency squad was dissolved, which he was part of for many years, there were three nice plaques that hung in the building, one of which displays the names of those volunteers that have passed. He asked if there was a place in town hall these plaques could hang; he would continue to care for them and add the names of those that come to pass as needed at his own cost. Ms. Gillespie advised that she believed the fire department has been discussing that very matter and there is something in the works. She said she will speak with Mr. Aberant about it.

Diane Blinn, 428 South Washington, expressed her concern regarding the bridge on Church Street before Route 38; she shared her photos with Council. She advised that the bridge was built in 1925 and it has changed a lot over one-hundred years. She expressed her grave concern with the fact that it is heavily traveled and with heavy trucks. She indicated that the bridge has structural integrity issues, cracks and the energy absorption system is a concern on both sides of the bridge. She also commented on the unsightliness of the canisters and barriers. She asked questions regarding inspections, where the bridge is in the lineup of repairs, etc. Ms. Blinn was advised that in around 2002, the County inspected the bridge and noticed deficiencies; they closed part of the pedestrian portion; and made a report with the New Jersey Department of Transportation (NJDOT). NJDOT advised that improvements are going to be made at the intersection of Church Street and Route 38 and they will include the bridge in the scope of work for that project. Mayor Law advised that these types of projects take time. Mr. Lloyd advised that the township has no authority over the bridge and that the County regularly monitors and inspects the bridge for safety.

Kathy Sutherland, 417 North Church Street, advised that she asked Mr. Aberant the same question at the public information meeting she attended for Pleasant Valley Avenue and Mr. Aberant advised her 2028 was the anticipated project timeframe. She agreed the bridge is very dangerous.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry congratulated the WAMS basketball team. He enjoyed the presentation.

Mr. Keating complimented the Mayor and Deputy Mayor on the hold of a listening session last week. He expressed his appreciation for the sign at Yancy-Adams Park. With regard to the resolution calling for a moratorium on the letters of support for cannabis applicants, he advised that there are four entities that have received a letter of support resolution. Moreover, Council is listening to the residents' feedback and Council wishes to see how things play out before granting more.

Ms. Gillespie expressed her appreciation for the Department of Public Works for finding a bandshell at half of the cost the engineer proposed. She thanked the public for attending.

Ms. Mammarella thanked all for attending. She said the sign at Yancy-Adams Park is really lovely, but more importantly, it contains really important history. She advised of upcoming events she will be attending.

Mayor Law thanked the Department of Public Works for all of its work. He looked forward to attending the Better Together Task Force meeting next week. He advised that he will be turning 28 years old this week.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 02 24 2025): None.

ADJOURNMENT: At 8:07 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk