

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

May 5, 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 7:05 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
Stephen Raymond, Substitute Township Solicitor

CALL TO ORDER: At 7:05 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 May 2, 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: None

DISCUSSION:

Reports from Council:

Mr. Barry advised that the Recreation Advisory Committee meets tomorrow. The Environmental Advisory Committee has not met yet.

Mr. Keating had nothing to report.

Ms. Gillespie advised on the upcoming Open Space Advisory Committee and Economic Development Advisory Committee meeting dates. She advised that vote-by-mail ballots may be placed in the ballot box in front of the library.

Ms. Mammarella advised that the Appearance Committee did not meet. Sustainable Moorestown meets on Thursday. She advised on the upcoming townwide yard sale and Helpsy clothing drive (to assist in keeping clothing out of the landfill).

Mayor Law advised that the Better Together Advisory Committee meets tomorrow; they are planning the Juneteenth Celebration. A listening session will be held by Ms. Gillespie and himself at the New Albany Recreation Center on May 14 with an open discussion on the Lenola Town Center. Ms. Mammarella and he will be holding a listening session at Parkers Bend to provide community updates and answer questions (open discussion). The Rotary will be holding a park cleanup from 9:30 to noon on May 10. He invited the public to join in.

Upcoming Meeting(s): Mayor Law read the upcoming meetings aloud.
May 19, 2025 – 7:00 p.m. (Official Action)
June 2, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 05 05 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 05 05 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.

Moorestown Cyclist, Pedestrian, and Traffic Safety Committee - Draft Ordinance: Mr. Aberant advised that there has been an informal committee serving in connection with traffic safety. The draft ordinance presented to Council creates a formal committee to take over the informal committee. He reviewed the elements of the ordinance. Discussion was held. Councilmembers provided input; Mr. Aberant took note of same. Ms. Gillespie noted that there is an overlap in roles between the committees. She reminded Council that the charters of the committees need to be provided by the committees, and she suggested that they get them to Council by October so that the Code may be updated and the new charters enforced by reorganization in January 2026. Mr. Aberant advised that the comments received will be presented in a new draft at the next meeting.

MANAGER'S REPORT: Mr. Aberant reported:

Main Street and Kings Highway Watermain Replacement Project: Mr. Aberant provided a progress update. He advised that the work is taking a little longer at this time; vehicular traffic is not obeying the "road closed" signs and are maneuvering around them; same has made for a dangerous situation. He advised that although the contractor has been very accommodating, if the traffic does not obey the signs, the road may need to be closed during construction. Also, during the work, due to PSE&G's failure to mark a line, a gas line was hit which resulted in the loss of a day's work. Discussion was held. Mr. Aberant advised that stronger language will be used in the newsletter advising residents to obey the traffic signs.

Zelley Park Vandalism: Mr. Aberant advised that shrubs have been stolen, and letters removed from the park designation sign. Public Works will be working to replace the items. He advised that staff is looking at security measures that might be available. Due to the low cost associated with the vandalism, an insurance claim will not be made.

Round 4 Affordable Housing: Mr. Aberant advised that Council previously approved the New Jersey Department of Community Affairs calculation of number of units (250). No objections were filed. Mr. Slaugh reviewed the Township's obligation and gave an outline of the plan to the Planning Board last week. Mr. Slaugh's office found two properties that were overlooked in 2017, that can be added to the Vacant Land Adjustment. The Township has a Realistic Development Potential (RDP) of six affordable housing units. He advised that Mr. Slaugh did a recap of the Round 3 plan; there were changes to what was originally proposed in the plan and what actually happened. Based upon that, Mr. Slaugh determined that the Township has a surplus of four units. The difference between the 250-unit obligation and the 6-unit RDP (the unmet need) is 244. Legal counsel for affordable housing has found that the Township's obligation to make twenty-five percent of the RDP affordable housing is another two units. Mr. Slaugh is preparing a plan based on the above which will be heard by the Planning Board on June 5. Assuming the plan is adopted by the Planning Board, the Council, at its June 16 meeting, will then need to adopt a resolution endorsing what the Planning Board did. Questions, answers and comments were had between

Council and Mr. Aberant. Mr. Aberant reiterated that Michael Edwards, Affordable Housing Counsel is confident that the Township's twenty-five percent affordable housing obligation is in connection with the RDP, not the 250 units. Should a judge find differently, as long as the Township stays in step with what it needs to do when it needs to be done, which it is on track to do, it would maintain its immunity. Mr. Keating advised that, based upon his research, there is no State agency that has given any guidance in connection with the interpretation of the statute concerning the above, nor has there been anyone to challenge the interpretation that it is twenty-five percent of the RDP. Mr. Aberant agreed. Mayor Law suggested the Township remain on track and retain its immunity. Ms. Gillespie noted that the State has not met its obligation (to hear all objections by March) and she is not surprised.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 8-2025 by title. He advised that this ordinance will allow the contract to be awarded to the lowest bidder.

8-2025 BOND ORDINANCE PROVIDING A SUPPLEMENTAL APPROPRIATION OF \$1,775,000 FOR THE UPGRADE OF THE WASTEWATER TREATMENT PLANT HEADWORKS IN AND BY THE TOWNSHIP OF MOORESTOWN, IN THE COUNTY OF BURLINGTON, NEW JERSEY, AND AUTHORIZING THE ISSUANCE OF \$1,775,000 BONDS OR NOTES OF THE TOWNSHIP TO FINANCE 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 May 19, 2025 at 7:00 p.m.

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

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

134-2025 DETERMINING THAT THE LAND AND PREMISES KNOWN AS BLOCK 1801, LOTS 15, 16, 17 AND 18, AT THE INTERSECTION OF SOUTH LENOLA ROAD AND KINGS HIGHWAY, AS AN AREA IN NEED OF REHABILITATION

137-2025 APPROVING THE 2024 ANNUAL REPORT OF AUDIT

138-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 2ND (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 3RD AND 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (894 HERITAGE ROAD)

139-2025 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 (SURENIAN EDWARDS BUZAK & NOLAN, LLC)

140-2025 AWARDING A CONTRACT TO GEESE CHASERS LLC FOR 2025-2026 CANADA GEESE MANAGEMENT PROGRAM IN THE AMOUNT OF \$19,188

141-2025 MAKING INITIAL APPOINTMENTS TO THE HISTORIC PRESERVATION COMMISSION

142-2025 AMENDING 2025 CAPITAL BUDGET

143-2025 AUTHORIZING SUBMISSION OF A GRANT APPLICATION TO NATIONAL FISH AND WILDLIFE FOUNDATION'S DELAWARE WATERSHED CONSERVATION FUND FOR ECOLOGICAL RESTORATION AND WILDLIFE HABITAT IMPROVEMENTS AT SWEDE RUN FIELDS

Mr. Aberant advised that Resolution No. 143 is in furtherance of an analysis performed by Princeton Hydro on behalf of STEM. In the analysis/report, Princeton Hydro made recommendations for future actions. This is a matching grant; the Township's financial share will be \$100,000 in addition to in-lieu of contributions by the Township; STEM will also be contributing.

Mayor Law opened the floor for public comment.

Mark Pensiaro, 433 Paul Drive, President of STEM, advised of his involvement with STEM over the years. He advised that STEM was prepared to make a \$25,000 donation; however, another benefactor, on STEM's behalf, has committed \$15,000, bringing the total contribution up to \$40,000. He felt that the Township will be above the \$300,000 match when considering financial and in-lieu of contributions. He thanked Council; Council thanked Mr. Pensiaro and STEM.

Mayor Law asked for discussion by Council. Ms. Mammarella congratulated those appointed to the Historic Preservation Commission noting together they are a great team that brings a lot of skills. She advised of each member's qualifications. She hoped the first meeting of the HPC could be held on May 15.

Mayor Law asked for a motion to adopt the resolutions.

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

MINUTES: January 27, 2025 Official Action and Closed Session and April 28, 2025 Official Action

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

MOTIONED BY: Mr. Keating
SECONDED BY: Ms. Mammarella
ABSENT: None
ROLL CALL VOTE: All in favor, with the exception of Ms. Gillespie, who abstained on the April 29, 2025 minutes.

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

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

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

Meredith Butts, 208 Locust Street, introduced herself noting her neighbor is also in attendance. She advised that pedestrian and traffic safety has been a long-term problem on Locust and cross streets; Locust Street is used as a cut-through street. More recently, the neighborhood has been experiencing loud and high-speed vehicles during the day and nights – to the point where residents are woken up from a sleep. She advised of the ages of those living in the neighborhood and the fact that the police have been called on many occasions. She read aloud a list of code violations that are occurring and advised, that beyond other measures needed, such as a four-way stop sign and speed hump(s), the police need to patrol nightly. Discussion was held. Mayor Law advised that a speed study was done on Locust Street and a traffic safety survey was conducted; same will be reviewed. He also suggested that a speed trailer be placed in the neighborhood. Mayor Law advised that this matter is the type that will be addressed by the Cyclist, Pedestrian and Traffic Safety Committee. It was noted that the noise from loud vehicles is an issue that will need to be addressed separately. Christine Nottingham, 201 Locust Street, indicated that it should not be a difficult task for the police, if there is a will to consistent police patrol, as the violations occur many times a day. Mayor Law advised that staff will follow up with the Police Director regarding a speed trailer and the study that was done. He noted that there are a lot of things to consider; Council and staff are on it.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry invited all to attend the Recreation Advisory Committee meeting tomorrow night.

Mr. Keating thanked the public for their attendance and participation; he also thanked staff.

Ms. Gillespie thanked all for joining the meeting. She noted how fortunate the Township is to have such expertise on the Historic Preservation Commission. She thanked Ms. Mammarella for all she has done.

Ms. Mammarella thanked for all attending the meeting. She looked forward to the first meeting of the Historic Preservation Commission; she noted that the commission does not have a Council liaison.

Mayor Law thanked all for their attendance and those that spoke about the traffic conditions on Locust Street; he noted that road construction also contributes to roads being used as cut-throughs.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 05 05 2025):

At 8:11 p.m. Mayor Law asked for a motion to adopt Resolution CS 05 05 2025 to enter into closed session for purposes of discussing Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds and Matters Relating to Litigation, Negotiations and Attorney-Client Privileges (Potential Litigation).

MOTIONED BY: Mr. Keating
SECONDED BY: Mr. Barry
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 8:11 p.m., Council entered into closed session.

At 8:44 p.m., Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 8:44 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk