

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

May 19, 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 May 16, 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 – American Cancer Society's Night of Hope: Mayor Law advised that this proclamation was presented on May 9, 2025 at the Community House.

PROCLAMATION

Night of Hope

WHEREAS, since 2012, Night of Hope (formerly known as Hope Gala) has raised more than \$1.8 million to support the life-saving mission of the American Cancer Society; and

WHEREAS, it is estimated that over 2 million new cancer cases will be diagnosed in the US in 2025; and

WHEREAS, the mission of Night of Hope is to improve the lives of people with cancer and their families through advocacy, research, patient support, and to ensure everyone has an opportunity to prevent, detect, and receive treatment; and

WHEREAS, this year's event is expected to raise over \$100,000 to support programming and patient services in the Greater Philadelphia and South Jersey area; and

WHEREAS, Night of Hope is an opportunity to share and celebrate the impact of the American Cancer Society's programs and services across southern New Jersey; and

WHEREAS, in addition to mission funding, Night of Hope awards the Robert R. Kugler Memorial Mission Impact Award and Survivor Hero of Hope Award to individuals and/or organizations who demonstrate a commitment to the cancer community and the American Cancer Society's mission to improve the lives of people with cancer and their families.

NOW, THEREFORE, BE IT RESOLVED, that the Township Council of the Township of Moorestown, hereby honors the Cathy Miller Cancer Fund, recipient of the Robert R. Kugler Memorial Mission Impact Award and Lou Lanza, recipient of the Survivor Hero of Hope Award.

Given, under my hand and the Seal of the Township of Moorestown this 9th day of May Two Thousand Twenty Five. Quinton Law, Mayor

Proclamation - Jadon Strong Foundation: Mayor Law advised that this proclamation was presented on May 17, 2025.

PROCLAMATION

WHEREAS, each year, more than 4,000 children and teens under the age of 20 in the United States are diagnosed with central nervous system tumors, making brain tumors the second most common type of childhood cancer and the leading cause of cancer deaths among children and adolescents; and

WHEREAS, Brain Tumor Awareness Month, observed each May, is an opportunity to raise awareness, honor the children and families affected, and advocate for greater research, support, and hope; and

WHEREAS, the Jadon Strong Foundation, founded by Caisse Gore in loving memory of her son Jadon, who courageously battled glioblastoma before passing away in 2022, is a powerful force of compassion and resilience in the fight against pediatric brain cancer; and

WHEREAS, since its founding in 2022, the Jadon Strong Foundation has provided meaningful financial assistance, emotional support, and community care to families throughout New Jersey and Philadelphia facing the burdens of pediatric brain cancer; and

WHEREAS, the Foundation's annual events—including its 5K Walk/Run, car show, and charity gala—along with its toy, food, clothing, and back-to-school drives, bring comfort and critical resources to children undergoing treatment; and

WHEREAS, the Foundation exemplifies what it means to transform grief into hope, and to build a community of love and support around some of our most vulnerable families.

NOW, THEREFORE, BE IT PROCLAIMED, I, Quinton Law, Mayor of Moorestown, do hereby proclaim May 2025 as **Brain Tumor Awareness Month** in the Township of Moorestown and commend the Jadon Strong Foundation for its tireless dedication to supporting children with brain cancer and their families. I encourage all residents to “Go Gray in May,” raise awareness, and support efforts to bring hope and healing to those who need it most

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

Proclamation- Jewish American Heritage Month: Association President, Brooke Mailhiot, and her family were present to receive the proclamation. Mayor Law thanked the Association for all it does for the community and in bringing the community together.

PROCLAMATION

WHEREAS, President George W. Bush issued the first Presidential Proclamation in 2006 recognizing May as Jewish American Heritage Month; and

WHEREAS, that proclamation declared, “The Jewish American experience is a story of faith, fortitude, and progress. It is a quintessential American experience — one that is connected to key tenets of American identity, including our Nation’s commitment to freedom of religion and conscience”; and

WHEREAS, Jewish American Heritage Month serves as an annual opportunity to recognize and celebrate the more than 350-year history of Jewish contributions to American society; and

WHEREAS, Jewish Americans—including those who call Moorestown home—have enriched our community and our country as scientists, educators, entrepreneurs, artists, public servants, veterans, faith leaders, and engaged citizens; and

WHEREAS, as we celebrate these contributions, we also reaffirm our shared responsibility to confront and condemn antisemitism and all forms of hate, prejudice, and discrimination, which continue to threaten the safety and dignity of our neighbors; and

WHEREAS, the Township of Moorestown stands in solidarity with the Jewish community and is committed to fostering a welcoming and inclusive town for all people.

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

May 2025 as



**JEWISH
AMERICAN
HERITAGE MONTH**

in Moorestown and encourage all residents to join me in honoring the invaluable contributions of Jewish Americans to our town, our state, and our nation.

Given, under my hand and the Seal of the Township of Moorestown this 19th day of May Two Thousand Twenty Five. Quinton Law, Mayor

Ms. Mailhiot thanked Council for always supporting the Association. She hoped the Association can continually share their heritage and culture in town.

Proclamation- ALS Awareness Month: Candace Donovan and others joined Mayor Law for the presentation. Mayor Law expressed his appreciation to Ms. Donovan. He commended her for all that she does for the Township.

PROCLAMATION

WHEREAS, Amyotrophic Lateral Sclerosis (ALS), known by many as Lou Gehrig's disease, is a progressive fatal neurodegenerative disease that attacks nerve cells in the brain and spinal cord; making even the simplest movements-walking, speaking, gesturing-difficult; and

WHEREAS, approximately 5,000 people are diagnosed with ALS each year; and

WHEREAS, ALS strikes people regardless of race, age, gender, ethnicity or social status, and currently has no known cause, means of prevention, or cure making diagnosis difficult; and

WHEREAS, finding the causes and cure for ALS will prevent the disease from robbing hundreds of thousands of Americans of their dignity and lives; and

WHEREAS, on average, patients diagnosed with ALS only survive two to five years from the time of diagnosis; and

WHEREAS, people who have served in the military are approximately twice as likely to develop ALS and die from the disease than those with no history of military service; and

WHEREAS, the U.S Department of Veterans Affairs recognizes ALS as a service-connected disease; and

WHEREAS, ALS Awareness Month increases the public's awareness of people with ALS's dire circumstances, and acknowledges the terrible impact this disease has, not only on the person, but on his or her family and the community, and recognizes the research being done to eradicate this disease.

NOW, THEREFORE, BE IT PROCLAIMED, by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, that May 1-31, 2025, is **Amyotrophic Lateral Sclerosis Awareness Month**.

Given, under my hand and the Seal of the Township of Moorestown this 19th day of May Two Thousand Twenty-Five. Quinton Law, Mayor.

Ms. Donovan read a statement about her life with ALS and how much she has overcome.

DISCUSSION:

Reports from Council:

Mr. Barry reported the Recreation Advisory Committee met on May 5, 2025. There will be a movie night in July. He advised that he served with the Mayor and Senator Singleton over the weekend in the park cleanup. He advised that Porchfest was excellent. The Environmental Advisory Committee meets on Wednesday. He thanked Ms. Donovan for sharing her story.

Mr. Keating thanked Mr. Donovan also. He advised on upcoming meetings. Mr. Keating advised that he attended the Full Throttle Fundraiser for an all-inclusive playground, and he commended the Hannon Family and others that turn their pain and struggles around in to doing good things for the community.

Ms. Gillespie advised that the Open Space Advisory Committee met last week. The Economic Development Advisory Committee meets on Tuesday. She reminded all that the Memorial Day Ceremony will be held at Memorial Park on Monday noting what a wonderful event this is.

Ms. Mammarella expressed her appreciation to Ms. Donovan. She advised that Sustainable Moorestown collected 2300 pounds of donations through the Helpsy drive; she thanked all those involved. Ms. Mammarella advised that she attended the Alloy Personal Training grand opening on Nixon Drive. She commended the Porchfest event. Ms. Mammarella advised that the Historic Preservation Commission held its first meeting. It will be appointing a subcommittee to develop design standards. She advised that the Appearance Committee will be reviewing signage plans for Kings Brewing Company to be located at the Community House.

Mayor Law expressed his excitement for the brewery getting closer to the finish line. Mayor Law reported on the cleanup day at Fullerton Park and the vandalism that occurred. He expressed his gratefulness to the Rotary Club for adopting the park and caring for it. Mayor Law advised that he and Ms. Gillespie held a listening session at the New Albany Recreation Center. He will be looking to schedule more listening sessions.

Upcoming Meeting(s): Mayor Law advised that a public hearing on the budget will be held on June 2 and he encouraged the public to attend. He also noted that he plans to speak about the budget in the Mayor's column in the upcoming Sun Newspaper.

June 2, 2025 – 7:00 p.m. (Official Action)
June 16, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Law asked for a motion to amend Resolution CS 05 19 2025 to add Matters Relating to Litigation, Negotiations, and the Attorney-Client Privileges.

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

Adopting Consent Agenda Resolution No. CA 05 19 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 05 19 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- Revised Draft Ordinance: Mayor Law advised that Council is in receipt of a revised draft which includes comments made from Council at the last meeting. He asked that the ordinance be placed on the agenda at the next meeting.

The Township's options regarding 201 West Camden Avenue (Former Getty Station): Mr. Aberant advised that the property and the property across from it are in an area in need of rehabilitation. The property is on the market for sale. The ability to have a Redevelopment Plan could incentivize one. There is remaining contamination in the right of way (an impediment to moving forward). He advised that Council could declare the property in need of redevelopment. He advised that he received a quote for \$7,000 from Heyer Gruel to perform study. He advised on the process. In doing so, a long-term (thirty years maximum/negotiable) tax-exempt pilot would be an incentive. Discussion was held on the idea of a PILOT.

Mayor Law said it is his understanding that residential development is not an option on the east side of the property Mr. Aberant confirmed same noting a deed restriction that exists. Mr. Barry asked if there is a responsible party for clean up. Mr. Aberant advised that the Getty site has groundwater contamination and the New Jersey Department of Environmental Protection (NJDEP) is permitting natural attenuation. The property on the other side of the street was cleaned up but the contamination migrated into the right of way. He was not sure why the NJDEP did not require the owner to do something and the owner is unwilling to pay for cleanup of the soil. The plan would be to not disturb the contamination. A signoff from a Licensed Site Remediation Professional (LSRP) would be required. Mr. Aberant advised that if the Township were to condemn the property, monitoring would continue. Mr. Barry questioned why not move forward with condemnation as previously discussed.

Ms. Gillespie suggested that a Redevelopment Plan require that a purchaser be required to purchase both sites. It was confirmed that, if the Township enters into a PILOT agreement or if it collects full taxes, neither would affect how much the school gets in its budget. Mr. Heinold recommended a PILOT agreement for a commercial developer. Mr. Aberant advised that the Redevelopment Plan could contain conditions for cleanup of the contamination in the right of way, as well as, a schedule for demolition of the Getty site. Ms. Gillespie suggested redevelopment with the option to condemn. Mayor Law agreed finding with the condemnation of the gas station, the property would be more attractive to developers. Ms. Mammarella agreed. Mr. Keating supported redevelopment. Ms. Gillespie suggested including the strip mall in the area in need of redevelopment. Mr. Heinold advised that the strip mall does not meet the criteria for

condemnation. Mr. Aberant will seek a separate quote to include the strip mall in the study. Ms. Mammarella asked that Mr. Aberant look into why the owner of the strip mall is not developing the site. Discussion was held. All agreed on authorizing the \$7,000 for a study and finding out what the additional cost for expanding the study would be.

MANAGER'S REPORT: Mr. Aberant reported:

Traffic concerns at Locust and Second Streets: Mr. Aberant advised that he spoke with Director Reilly and asked for a study a little further down the street. A resident provided some video and photos; the car (causing the problems) has been identified (not the driver). Violations to be issued were discussed. Mr. Heinold recommended that Mr. Aberant speak with the Director of Police regarding appropriate action to be taken.

TCP123 Contamination Recourse Action: Mr. Heinold advised that in 2022, there was discussion regarding whether there is any recourse for the town to be compensated for the monies spent in rectifying the contamination issue. The Council hired an attorney to determine if there was any potential; the answer was yes. He advised that Cinnaminson seems to be the most likely generator (of the contamination). The US Environmental Protection Agency file is being reviewed (probably two-to-three months to review) by the LSRP. When the review is complete, the LSRP will present a conclusion. A brief discussion ensued. In closing, it was reiterated that the North Church Street Water Plant is offline; the drinking water in town is clean.

Noise: Mr. Aberant advised that Council has had discussions in the past regarding noise and what could be done. He advised that the Director of Community Development and Zoning Officer will be focusing on ways of regulating noisy activities such as landscaping, construction, music, etc.

Burlington County Community Development Block Grant: Mr. Aberant advised that there is a (up to) \$250,000 grant available (due end of June) for recreation purposes; staff is looking at various potential projects. There are four: upgrading lighting at various Township properties; hockey rink upgrades; tennis courts at Fullerton Park; and pickleball courts at Wesley Bishop Park where the hockey rink was. He asked Council to provide him with any other suggestions. Ms. Gillespie recommended reaching out to the Recreation Advisory Committee seeking the best use of property at Wesley Bishop Park (noting there had been discussion in the past about a softball fields). Mr. Keating suggested investing in the Township's existing assets as opposed to developing new ones.

Township Trees: The Department of Public Works is planting sixty trees throughout town this spring.

National Fish and Wildlife Grant: Mr. Aberant advised that the amount of the grant request is \$243,000; with a match by the Township. He advised on other contributions to be made towards the grant. He noted this grant will help to maintain the open space property.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 8-2025, on second reading, by title. Mr. Aberant gave a brief background.

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 opened the public hearing. There were no comments.

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

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

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

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

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

ORDINANCES ON FIRST READING: None.

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

144-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD OR A LEAK THAT WAS NOT USING THE SEWER SYSTEM

145-2025 AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE FOR 109 AND 113 HOMESTEAD COURT, BLOCK 2704, LOTS 39 AND 40 MINOR SUBDIVISION APPROVAL

146-2025 AMENDING RESOLUTION NO. 90-2025, AUTHORIZING THE EXECUTION OF AN AGREEMENT OF SALE WITH NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR THE SALE OF PROPERTY AT 325 W. ROUTE 38 (PORTIONS OF BLOCK 3104, LOTS 1 & 2)

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: Mr. Keating
SECONDED BY: Ms. Gillespie
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):

Michael and Debra Jobe, 750 North Stanwick Road addressed Council. Mrs. Jobe read a statement into the record about a fighting incident on Main Street. She elaborated on the incident, expressed grave concern and noted that she wants this to be a safe place for all kids. She said summer is coming and wanted to know what the town's plan is. She asked if more police presence was needed on Main Street. She asked if there is a protocol for business owners when incidents occur in front of their storefront. Ms. Jobe acknowledged that this is not a usual occurrence but suggested that Council start thinking about these things before they become a normal occurrence. Mr. Jobes also advised of another incident that occurred with kids riding their e-bikes on the golf course. Much discussion was held on ways for improvement and maintaining balance. Ms. Gillespie suggested having a conversation with the Economic Development Advisory Committee and the Moorestown Business Association. She suggested that Mayor Law also bring it up at the Next Better Together Advisory Committee meeting for discussion. Mayor Law also advised that the Township will be hiring two more police officers. Mr. Jobes also requested that enforcement be had on blocking the ingress and egress of storefronts. Mr. Aberant will look into it. Ms. Mammarella asked that someone look into that as well as tables on the sidewalk as she see bikes and tables, etc. causing a jam up. Mayor Law noted there is not an adequate place for the kids to put their bikes; perhaps, bike rack placement should be considered.

Jeff Whalen, 770 Red Leaf Road, suggested assigning the school resource officers on Main Street, noting that kids have been hanging out in mobs. Mayor Law advised that the Director of Police is looking into bringing in some Class II Officers. A brief discussion was held. Mr. Whalen asked about the contamination at the old Getty site. Mr. Aberant advised. Discussion was held on what was formerly approved for the site (retail on the ground floor and twenty-four residential units above).

Danielle Ferrell Brodecki, 265 North Riding Drive, advised that Maple Shade's water is not provided by a private company; it is a public utility. A private company operates the facility, which is the same company that samples the water in the wells on the Pulverizing site. Ms. Brodecki advised that, at the April 28, meeting, it was stated that Moorestown does not have PFOS in the water supply. However, data published on the New Jersey Department of Environmental Protection (NJDEP) Drinking Water Watch website indicates testing revealed PFOA in the water at Water Treatment Plant 2008, Kings Highway. Mr. Aberant advised that the referenced report was in error; he explained that it was a user error where someone entered incorrect numbers that also got entered into Moorestown. She added that the report also reveals PFOS and PFNA in the water. She said she is interested in knowing the measurements in our water currently. She requested that the meeting minutes from the April 28 meeting be corrected, if they are not correct. She asked that the monthly testing of water be extended to testing, in all three plants, before and after it is treated for TCP123, PFOA, PFOS and PFNA and that the results be published in a prominent location on the Township's website. Mr. Keating asked if there are mandatory testing requirements. Mr. Aberant advised yes, at different intervals.

Mr. Aberant explained the user error on the NJDEP water watch site. Mayor Law asked if that error can be corrected or removed. He also explained that there are different intervals of testing required by the NJDEP. Ms. Gillespie asked, if the Township samples more times than are required, will that data show up on the NJDEP water watch site; Mr. Aberant said, no, only required testing results are posted on the NJDEP site.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry advised that the Environmental Advisory Committee meets next week.

Mr. Keating thanked all for their participation.

Ms. Gillespie thanked all for their participation.

Ms. Mammarella echoed their comments and added that Council is fortunate that the public comes out and says what Council needs to hear.

Mayor Law thanked all for attending and those that came out for the proclamations. He invited all to attend the upcoming budget hearing.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 05 19 2025):

At 8:56 p.m., Mayor Law asked for a motion to adopt Resolution CS 05 19 2025 as amended 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 the Attorney-Client Privileges.

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

The Mayor 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 9:01 p.m., Council entered into closed session.

At 9:57 p.m., Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 9:57 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk