

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

March 10, 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 7:00 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 7:00 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 March 7, 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 – Ramadan: Mayor Law advised that this proclamation was presented by Deputy Mayor Mammarella on February 28, 2025.

PROCLAMATION

WHEREAS, Ramadan is the holiest month of the Islamic calendar, and marks the first revelation of the *Quran* to the Prophet Muhammad; and

WHEREAS, Ramadan begins with the sighting of the new crescent moon in the 9th month of the Islamic lunar calendar and lasts until the next new crescent moon is sighted; and

WHEREAS, Muslims around the world observe the month by fasting each day from sunrise to sunset; and

WHEREAS, the daily breaking of fast, called *Iftar*, is often celebrated by family and community gatherings; and

WHEREAS, Ramadan is regarded as a time for spiritual reflection; increased awareness and giving to the poor, sick, and hungry; and a bridging of differences between people over a shared commitment to faith; and

WHEREAS, Ramadan reminds us that Islam has always been a part of America and Muslims have made extraordinary contributions to our nation and state and community; and

WHEREAS, the Township of Moorestown hereby stands together with Muslims in our community and beyond in celebrating Ramadan this year.

NOW, THEREFORE BE IT PROCLAIMED that the Township Council recognizes February 28th to March 29th, as Ramadan and thanks the Moorestown Muslims for their service to our community and for being role models for teamwork, dedication, and inclusion in our community.

Given, under my hand and the Seal of the Township of Moorestown this 28th day of February Two Thousand Twenty-Five. Quinton Law, Mayor

DISCUSSION:

Reports from Council:

Mr. Barry reported on his committees and upcoming recreation events.

Mr. Keating advised that the Low-and-Moderate Income Oversight Committee held its organizational meeting; Mr. Garwood is the Chairperson. He gave updates concerning the Planning Board meeting and the fact that the board unanimously passed the amendments to the open space and recreation elements of the Master Plan.

Ms. Gillespie advised that the Economic Development Advisory Committee is planning a food truck event at the strip mall in Lenola on (tentatively) May 17, 2025. The committee has formed a subcommittee to review Main Street parking. The Open Space Committee will be discussing the addition of the Truxton property to the Open Space properties list. She also advised that she attended the Crescent Moon event for Ramadan; the kayak kiosks have been installed at Strawbridge Lake and the long-awaited construction on Kings Highway has begun with the digging of a trench.

Ms. Mammarella advised on upcoming meeting dates. The townwide yard sale is on May 10. She advised of events that she attended and will be attending.

Mayor Law advised that he spoke at the South Jersey Chamber of Commerce meeting; there was a great sharing of marketing media for businesses. He advised that the Better Together

Advisory Committee held the Yancy-Adams Park sign unveiling a couple of weeks ago; the sign explains the significance of the park and how Yancy and Adams contributed to the park. He thanked all for their assistance in the revitalization of the park. Mayor Law advised that he and Mr. Barry will be holding a listening session on March 20 on parks and recreation and the local environment. He invited the public to attend to speak on any issue.

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

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

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

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 03 10 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

MOTIONED BY: Ms. Mammarella

SECONDED BY: Ms. Gillespie

ABSENT: None

VOTE: All in favor

RESOLUTION APPROVING CONSENT AGENDA CA 03 10 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 Resolution declaring Block 1801, Lots 15, 16, 17 & 18 as an Area in Need of Rehabilitation: Mr. Aberant advised this is a follow-up discussion from December. The Township

was approached by the property owner of the Cowperthwaite property. Council approved looking at the designation of a property in need of rehabilitation. He advised on the procedure noting that “rehabilitation” falls under the “redevelopment” statute. Mr. Heinold advised that the Township will have lesser authority than it would under full-blown redevelopment designation. The adoption of a plan will provide for specific uses and standards and give Council more authority over the development of the property. Council agreed to forward the matter to the Planning Board for review.

Issuance of Shopping Mall License – Procedure and Timeline: Mr. Aberant advised that the Governor passed a bill designed to provide economic assistance to shopping malls by allowing municipalities to issue liquor licenses to qualifying malls; Moorestown meets the criteria and can issue two licenses. He advised on the next steps noting that he does not believe there are any regulations forthcoming. Ms. Gillespie asked if there is a benchmark by any other town; she would like to see same before setting a minimum bid. Discussion was held. In response to Ms. Gillespie’s questioning, Mr. Aberant advised that based on his conversation with a State representative, he does not believe the mall and owner of the liquor license (and space) have to be the same entity; the space just needs to be within the mall.

Discussion of Status of Historic Preservation Committee Ordinance: Mr. Heinold hoped Council had a chance to review what he sent out. He advised that the Planning Board adopted the historic preservation element of the Master Plan, and the Township has received a grant from the Historic Trust. He reviewed the provisions of the ordinance (purpose, definitions, membership, duties and responsibilities of commission, historic districts and sites (with appendices), certificate of appropriateness, review process, standards for review, effect and appeal, demolition by neglect, disclosure, violations and enforcement). He advised that he received input from Janine Bauer; she has been a great asset). He reviewed some additional minor comments received from Ms. Bauer prior to the meeting. Ms. Gillespie felt the ordinance was in in good order; she commended Ms. Mammarella for her efforts noting this is the right thing for the community. She expressed her support. Ms. Mammarella thanked all for their assistance. Mayor Law thanked Ms. Mammarella. Council was advised that, subject to the final edits, the ordinance will be introduced at the next meeting.

MANAGER’S REPORT: Mr. Aberant reported:

- The Rent Fun kayak rentals is progressing. There is an activation process, and the town will get control over the logins. All are waiting for better weather. Revenues received by the Township are split between the town and the Strawbridge Lake Beautification Committee (non-profit organization).
- The County overlay program will include Bridgeboro Road from Chester/Riverton Road up to Stanwick Road.
- Kings Highway and Main Street Watermain Project: The project is moving right along. Staff has been issuing the newsletter keeping all who signed up aware. A small complication was discovered which called for a change in the scope of work and will

result in a change order. Mayor Law advised that some residents have expressed an interest in preserving the trolley track; he asked if that could be done. Mr. Aberant advised that cutting it will be very expensive, but he will provide a report for the next meeting. Ms. Mammarella thought the Historical Society may already have a piece in its possession.

- Drilling of Well No. 10 (replacing Well No. 8-Hartford Road water treatment plant): Drilling is done; work is ongoing. The New Jersey Department of Environmental Protection (NJDEP) process could take up to twelve months.
- Flynn Avenue Reconstruction: Striping is all that remains. Due to the winter weather, it could not be finished.
- Camden Avenue Light Pole Installation: The date is unknown, but forthcoming. An electrician must install.
- The Zoning and Code enforcement officer position has been offered, and the offer has been accepted.
- 2025 Budget: The Manager hopes to have something before Council at the next meeting.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 4-2025, on second reading, by title.

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

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 5-2025, on first reading by title. He provided a brief explanation.

5-2025 AMENDING CHAPTER 46 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED “ALCOHOLIC BEVERAGES” TO PROVIDE FOR THE ISSUANCE AND REGULATION OF SHOPPING MALL LICENSES

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for March 24, 2025 at 7:00 p.m.

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

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

92-2025 AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT TO INTEGRATED TURF MANAGEMENT FOR 2025 CORING AND SEEDING OF ATHLETIC FIELDS IN THE AMOUNT OF \$29,275

93-2025 AUTHORIZING THE TOWNSHIP OF MOORESTOWN TO ENTER INTO A COOPERATIVE PRICING AGREEMENT WITH NORTH JERSEY WASTEWATER COOPERATIVE PRICING SYSTEM

94-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 1ST (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 2ND, 3RD, AND 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (450 SOUTH CHURCH STREET)

95-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 1ST (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 2ND, 3RD, AND 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (5 SHELTER ROCK PLACE)

96-2025 AUTHORIZING A WATER RENT PAYMENT INSTALLMENT AGREEMENT AND WAIVER OF DELINQUENT WATER INTEREST IN CONNECTION WITH PROPERTY LOCATED AT 741 LIPPINCOTT AVENUE (BLOCK 4012, LOT 9)

97-2025 AUTHORIZING THE REFUND OF WATER OVERPAYMENT DUE TO A MISREAD

98-2025 AUTHORIZING A FIRST AND FINAL ONE-YEAR EXTENSION OF A CONTRACT TO SEASIDE WASTE SERVICES INC. FOR THE REMOVAL, TRANSPORTATION AND DISPOSAL OF WASTEWATER SLUDGE(S) IN AN AMOUNT NOT TO EXCEED \$75,000

99-2025 AUTHORIZING A RELEASE OF PERFORMANCE GUARANTEE FOR KEENAN BUILDERS, LLC FOR CHURCH STREET SUBDIVISION, BLOCK 4801, LOTS 1, 1.02 AND 1.03

100-2025 AUTHORIZING AN THE EXECUTION OF AN EXTENSION OF THE MEMORANDUM OF UNDERSTANDING WITH NEW URBAN, LLC REGARDING THE NEW ALBANY BUSINESS PARK REDEVELOPMENT AREA

101-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 1ST (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 2ND, 3RD, AND 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (851 MCELWEE ROAD)

102-2025 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)

103-2025 AUTHORIZING THE DISPOSAL OF TOWNSHIP PROPERTY NO LONGER NEEDED FOR PUBLIC USE

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

Mayor Law asked for discussion by Council. Mayor Law asked for an update on where New Urban LLC stands with PSE&G. Ms. Gillespie suggested Council discuss, at some point, how long it wants to continue extending the Memorandum of Understanding. Mr. Aberant advised that PSE&G is doing studies. The issue is getting the power and a grid that is robust enough.

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: February 10, 2025 and February 24, 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

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):

Tara Purvis, Esquire, 613 Camden Avenue, asked Council to support transgender and non-binary people. She asked Council to celebrate (with a proclamation) International Day of Transgender Visibility on March 31st. She said she will send the language to the Mayor. Mayor Law agreed.

Melissa Firstenberg, Marlton, expressed her appreciation of the community and Council for its support towards the transgender community. She thanked them for supporting all citizens.

Jeffrey Hipple, 418 North Church Street, said he likes the idea of the historic preservation designation but expressed concern with the affordability to affected residents. Ms. Mammarella advised that the ordinance will not affect his area. She provided more details. Mr. Hipple said thank you.

CLOSING COMMENTS BY COUNCIL:

Ms. Gillespie thanked all for coming out.

Mayor Law thanked Dara Purvis for attending the meeting. He thanked the Burlington County Commissioners for overlaying Bridgeboro Road.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 03 10 2025):

At 8:08 p.m. Mayor Law asked for a motion to adopt Resolution CS 03 10 2025 to enter into closed session for purposes of discussing Matters Relating to Collective Bargaining Agreements and Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges (Property Negotiations and Potential Litigation).

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 9:46 p.m., Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 9:47 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk