

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

June 2, 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
Stephen Raymond, Substitute 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 30, 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 Environmental Advisory Committee did not have a quorum and the Recreation Advisory Committee meets on Tuesday.

Mr. Keating advised that he just came from another great event at the Perkins Center; he complimented the multi-colored chairs noting same is great edition to the community. Moorestown Day is on Saturday. He advised the Low and Moderate Income Oversight Committee met and reviewed the proposed Fourth Round Housing Element Fair Share Housing Plan (HEFSP). The Planning Board will be reviewing same at its upcoming meeting. The Board It is also reviewing the school district's site plan for renovations at existing properties.

Ms. Gillespie advised that the Economic Development Advisory Committee met; it is working on recommendations to Council concerning parking on Main Street; one of the elements is the consideration of parking fees in lieu of parking spaces. The committee is also discussing the gathering of adolescents on Main Street; the blocking of storefront entrances, fighting, etc. The Open Space Advisory Committee is discussing the Trucksess Property (by Boundary Creek); the Township is waiting to hear from the County concerning the appraisal. She advised on upcoming events (The Longest Table and Kayak Race) and that kayaks are available to rent.

Ms. Mammarella advised that the Appearance Committee reviewed proposed signage and a tent structure for placement at the Community House. The Community House will be heard before the Planning Board. She reported that she and the Mayor held a listening session with the residents at Parker's Bend regarding a new housing development planned near the facility. The Historic Preservation Commission design subcommittee held its first meeting. She advised on upcoming events (Sustainable Moorestown presentation on light pollution, Pride flag raising, Moorestown Day and the Garden Club tour).

Mayor Law hoped all had a wonderful Memorial Day. He reported that he attended the Conference of Mayors in Atlantic City. He also attended an event at the high school (this morning) where they were honoring two students, Ethan Slaughter and Nate Milstead, who won honorable mention at the CSPAN 2025 Student Cam Documentary Competition. Mayor Law advised of other local events that he attended and that are upcoming.

Upcoming Meeting(s): Mayor Law read the upcoming meetings aloud.
June 16, 2025 – 7:00 p.m. (Official Action)
June 30, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 06 02 2025: Mayor Law asked for a motion to adopt the Consent Agenda.

MOTIONED BY: Ms. Gillespie
SECONDED BY: Mr. Keating
ABSENT: None
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.

Burlington County Municipal Park Development Grant Discussion: Mr. Aberant advised that Burlington County is accepting grant applications for park development. The grant amount is up to \$250,000; no match is required; however, a match can enhance chances of award. Discussion on potential projects was held. The projects were: 1) 8 pickleball courts with fencing at former skatepark site/estimate \$400,000; 2) upgrade lighting at the parks up to \$300,000; 3) Ms. Gillespie indicated that the softball group advised of its need and Council promised the fields. Mr. Barry advised that he received conflicting comments from the Recreation Advisory Committee meeting as to whether the fields were promised and Mr. Cefalone advised that additional softball fields are not needed. 4) improvements to the hockey rinks. Much discussion was held. In closing, Council agreed to apply for the grant monies for improvements to the hockey rinks. The thought was the project meets the criteria and it is maintaining/improving an existing asset rather than obtaining a new one.

MANAGER'S REPORT: Mr. Aberant reported:

Recent Note Sale: Mr. Aberant explained why the Township does a bond sale. He advised there was a note sale held for \$12.9 million; \$6,921,000 general improvements and \$5,979,000 water/sewer utility. No rating took place.

The New Jersey Department of Environmental Protection awarded a grant in the amount of \$750,000 for the Full Throttle All-Inclusive Playground. There is also a contribution from the Jack Hannon Full Throttle Fund in the amount of \$500,000. A memorandum of understanding will be entered into and there will be a meeting with the engineer on Wednesday.

Bike Racks on Main Street: There are five racks on Main Street that can accommodate two bikes at a time. Staff is looking to see if that can be expanded.

Moorestown Day: The police department will be present and will be flying a drone and giving a demonstration on its uses. Discussion was held.

Mayor Law thanked staff for getting the NJDEP grant in on time. Mr. Keating advised that the Hannon family is holding a brick fundraiser for the playground as well.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 7-2025, on second reading, by title.

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

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 9-2025 by title.

9-2025 AMENDING THE TOWNSHIP CODE OF THE TOWNSHIP OF MOORESTOWN AT CHAPTER 6 TO CREATE SUBSECTION 45.6 TO ESTABLISH AND GOVERN THE “CYCLIST, PEDESTRIAN AND TRAFFIC SAFETY COMMITTEE”

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for June 16, 2025 at 7:00 p.m.

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

2025 BUDGET HEARING AND ADOPTION RESOLUTIONS: The Township Manager read Resolution 148-2025 by title. Mr. Nehila gave brief explanation advising that overall the budget provides for two new police officers and a \$3.72 per month increase for the average homeowner.

**148-2025 CERTIFYING THE YEAR 2025 BUDGET COMPLIES WITH
STATUTORY REQUIREMENTS**

Mayor Law asked for a motion to adopt the resolution.

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

The Township Manager read Resolution 149-2025 by title.

**149-2025 AUTHORIZING THE READING OF THE 2025 BUDGET BY TITLE
ONLY**

Mayor Law asked for a motion to adopt the resolution.

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

The Township Manager read Resolution 150-2025 by title.

150-2025 A RESOLUTION ADOPTING 2025 BUDGET

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. All members of Council thanked Mr. Aberant and Mr. Nehila for delivering a solid budget with no cuts in services.

Mayor Law asked for a motion to adopt the resolution.

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

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

147-2025 APPOINTING BROWN & BROWN BENEFITS ADVISORS, LLC AS CONSULTANT /INSURANCE BROKER OF RECORD FOR THE TOWNSHIP OF MOORESTOWN'S HEALTH BENEFITS INSURANCE PROGRAM AND AUTHORIZING AWARD OF A CONTRACT

151-2025 AUTHORIZING THE TAX COLLECTOR TO REFUND TAXES DUE TO DUPLICATE PAYMENT BY HOMEOWNER

152-2025 DIRECTING THE PLANNING BOARD OF THE TOWNSHIP OF MOORESTOWN TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER THE LANDS IDENTIFIED AS 121-125 WEST CAMDEN AVENUE, ALSO KNOWN AS BLOCK 1102, LOTS 40, 41, 42, 43, 44, AND 201 WEST CAMDEN AVENUE, ALSO KNOWN AS, BLOCK 1100, LOTS 12, 13, 14, 15, AND 16 CONSTITUTES A CONDEMNATION AREA IN NEED OF REDEVELOPMENT

153-2025 APPROVING THE "WAIVING" OF THE CLAIMANT CERTIFICATION AS ALLOWABLE IN CERTAIN CIRCUMSTANCES PURSUANT TO N.J.A.C. 5:30-9A.6

154-2025 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, CGP&H AND SURENIAN EDWARDS BUZAK & NOLAN, LLC)

155-2025 AUTHORIZING THE REFUND OF WATER AND SEWER PAYMENT DUE TO PREVIOUS HOMEOWNER ERROR

156-2025 AUTHORIZING SALE OF SURPLUS PROPERTY (VEHICLES, EQUIPMENT AND MISCELLANEOUS ITEMS) THROUGH ONLINE AUCTION SERVICE

Regarding Resolution No. 152-2025, Mr. Aberant advised that Council had requested an updated price (to add the property across the street) and the pricing is favorable to combine the two. Mr. Raymond advised that the report can be made up of the combined properties, however, Council needs to adopt two separate resolutions. There was a brief discussion.

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

Mayor Law asked for discussion by Council. Ms. Gillespie said she was glad to see movement on those properties; Mayor Law agreed.

Mayor Law asked for a motion to adopt the resolutions.

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

MINUTES: May 5, 2025 Official Action and Closed Session and May 19, 2025 Official Action and Closed Session

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

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

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

Norma Shepard, 733 Mill Street, expressed concern about noise pollution in town primarily from landscapers and construction. She found the noise to be persistent and intrusive during the week and on the weekends; one cannot relax outside; and the noise penetrates into the house. She was looking for a guaranteed quiet time; she gave her ideas. Mayor Law advised that same has been a topic of discussion. The Director of Community Development is looking into the matter. Ms. Mammarella invited Ms. Shepard to attend the Sustainable Moorestown meeting(s). Ms. Gillespie advised that she would follow up on a bill that is in Trenton that would prohibit gas leaf blowers (air pollution). A discussion was held. Mayor Law advised there is more work to be done.

Greg Newcomer, 235 Fellowship Road, advised he was glad to hear Council talking about LED lighting earlier in the meeting. He advised of his professional experience in lighting and his advocacy, over many years, for lighting in the parks. He informed Council on lighting values and suggested Council gather information now so that when lighting in the parks comes up, it will be ready to discuss.

Christine Henry, 729 Mill Street, said they are thinking of a way to communicate with their neighbors on the noise pollution. Mayor Law acknowledged same indicating the Township has some work to do. Ms. Mammarella noted that it continues on the weekend too because there are homeowners who have to do their yard work on the weekends because they work during the week.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry invited all to attend the Recreation Advisory Committee meeting on June 10.

Mr. Keating thanked the public for their comments. He noted the Moorestown Jewish Association's recent event which he could not attend; he expressed his appreciation for the association.

Ms. Gillespie thanked all for coming out. She advised that the Primary Election is on June 10; early voting starts tomorrow; one can apply for an application for a mail-in ballot up until tomorrow.

Ms. Mammarella thanked all for coming and participating in the meetings. She noted that Council has a lot of initiatives going on. She thanked Mr. Aberant and Mr. Nehila for their work on the budget.

Mayor Law echoed the comments. He commended Council for their involvement in the budget process and he especially thanked all staff for all they do.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 06 02 2025): None.

ADJOURNMENT: At 8:16 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk