

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

August 25, 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 August 22, 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 he was on vacation and was unable to attend the Environmental Advisory Committee meeting. The Recreation Advisory Committee meets in two weeks.

Mr. Keating had no updates.

Ms. Gillespie advised that there was not an Open Space Advisory Committee meeting in August. The Economic Development Advisory Committee meets tomorrow.

Ms. Mammarella advised a high school student attended the Sustainable Moorestown Meeting; she is creating a sustainable committee at the high school. The Historic Preservation Commission met; it reviewed a draft of the design guidelines. She invited all to come out to the cleanup scheduled on Labor Day from 9 a.m. until 12 p.m. at Remembrance Park.

Mayor Law advised that the first meeting of the Cyclist, Pedestrian and Traffic Safety Committee will be on Wednesday in the Council Chamber. He advised that he and the Deputy Mayor held office hours earlier this evening and the majority of the discussion was on traffic safety. He looked forward to getting things done through the committee. Mayor Law advised that the pedestrian bridge behind the Baker School has been down. STEM has been working to get the bridge repaired, hopefully, before school starts. Mayor Law advised that he presented a proclamation to Dora Jones for her involvement with MEND over many years; she is an advocate for black families in Moorestown.

Upcoming Meeting(s): Mayor Law read the upcoming meetings aloud.
September 8, 2025 – 7:00 p.m. (Official Action)
September 29, 2025 – 7:00 p.m. (Official Action)

Agenda Updates: Mr. Aberant advised that the extension of the Memorandum of Understanding with New Urban expires on August 31, 2025. There have been ongoing discussions. Mr. Aberant asked Council to extend the MOU for another sixty (60) days. If in agreement, the agenda will need to be amended to add Resolution No. 218-2025 to the agenda.

Mayor Law asked for a motion and a second to amend the agenda to add Resolution 218-2025.

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

Adopting Consent Agenda Resolution No. CA 08 25 2025: Mayor Law asked for a motion and a second to adopt the Consent Agenda as amended.

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

RESOLUTION APPROVING CONSENT AGENDA CA 08 25 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:

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- x
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- a. Approves the Consent Agenda as written on the agenda.
- b. Approves the Consent Agenda as written with the exception of the following:
Add Resolution No. 218-2025
- c. Requests that all matters on the Consent Agenda be handled separately.

Review of MTPS Request for Portion of PILOT Funds: Mayor Law advised that he, the Deputy Mayor and staff met with the Board on July 14 to discuss the Township's Rounds 3 and 4 Affordable Housing, which included Round 3 PILOTS. Staff was asked to research how other local governments in the State are structuring their PILOT agreements with their school board. The Board was also connected with Pennrose concerning the Harper Drive site. An enrollment day will be set up to be ahead of the game.

Mr. Aberant reviewed the board's memorandum in part noting the Board wants to receive ninety percent (90%) of the revenue derived from all PILOTs beginning in 2025. He advised that the Township has an agreement with the Visiting Nurses Association (VNA) (litigation settlement monies) and an agreement with MEND for Teaberry Run property (rent monies). However, revenues received from these agreements are not derived from PILOT agreements; these are rents. The Township Auditor listed these funds received as PILOTs; they are not received from PILOTs. He advised that the only two ways to enter into a PILOT agreement is through redevelopment or affordable housing. Much discussion was held. Council reviewed the various ways other towns share PILOT funding with the school board. Discussion (projections) on anticipated PILOT revenues was had. Ms. Mammarella confirmed that the Township has not received any PILOT revenues yet. Mr. Keating asked how contributing a lump sum of money to the district impacts its budget. Mr. Aberant advised that the school board determines its budget; it sends the Township a bill; the Township pays the bill. One hundred percent of the bill must be paid by the Township whether the residents pay their taxes or not. Ms. Gillespie wanted it to be made clear that a PILOT agreement does not take away money from the school district. Mr. Keating noted that PILOT revenues are in addition to the monies paid by the Township for the school board's budget. Ms. Gillespie felt that it was premature to discuss before receiving any PILOT revenues and that additional information is needed before considering a decision(s). She recommended that Council look at, what is the amount of surplus PILOT because the Township has expenses as well; debt service is a big one, especially for Harper, in particular; the surplus should be looked at as a whole rather than property by property; the local purpose tax needs to be looked at (services that have to be provided to these developments). These obligations need to be considered when formulating

a decision. Also, a decision should be based on the surplus PILOT monies rather than the gross amount.

It was noted that the decision before Council this evening is whether or not to donate ninety percent (90%) of the funds received from the VNA and MEND as requested by the Board (discussed above) to the school district. It was noted that the Township receives zero percent (0%) PILOT monies from the VNA and MEND. There are no PILOTs right now and discussion should be off the table for now. Mr. Barry said Council needs to wait to see what the result(s) of the referendum is before it decides what it gives and for what. Mr. Keating said it is important to note that Council is in support of providing funding to the board; the board should make a reasonable request for what they are seeking. If the request is for ninety percent (90%), the board should explain why it believes their request is reasonable.

In closing, all agreed that discussions would continue after the referendum and that Council is willing to grant monies, but it needs more information. Council also agreed it is not supportive of the request presented to be answer this evening (ninety percent (90%) of the VNA and MEND monies received). Mr. Heinold found that there is substantial logic in not treating every pilot the same and looking at the impact of each on the community (example: commercial v. housing project).

MANAGER'S REPORT: Mr. Aberant reported that the Challenger Baseball program is full speed ahead; sign up. He advised that the Welcome to Moorestown sign on Camden Avenue was hit again last Friday; the vehicle has been identified. He advised that staff has been discussing options and whether it makes sense to put the sign back. Mayor Law wanted to see the sign put back. Ms. Mammarella suggested a decision be put on pause for now; Ms. Gillespie agreed. Mr. Aberant wants the public to know that staff is working on it and considering all options.

ORDINANCES ON SECOND READING: None.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 14-2025 by title; he provided a brief explanation.

14-2025 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN TO ESTABLISH SPECIALTY RETAIL WITH ALCOHOL SALES AND FULL-SERVICE RESTAURANTS AS A CONDITIONAL USE

Mayor Law said this matter has been discussed before Council at the last few meetings and he looked forward to affording another tool to the businesses to thrive and be successful in these districts. Mr. Barry expressed his opposition to issuance of a license on Main Street; he felt it should be pushed to Lenola. Mr. Keating advised that he has been thinking over Mr. Barry's point of view, and he finds merit in that perspective. He felt he was shifting towards that sentiment. Ms. Gillespie recommended consensus among Council prior to introducing the ordinance. She suggested removing "consumption" throughout the ordinance and addressing same at a later date; and moving forward tonight with "distribution." Mayor Law did not want to see a delay in introduction either. Mr. Aberant reviewed the ordinance, including a revised title, with the removal of reference to consumption licenses.

The Township Manager read Ordinance 14-2025 by (new) title.

14-2025 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN TO ESTABLISH SPECIALTY RETAIL WITH ALCOHOL SALES AS A CONDITIONAL USE

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for September 8, 2025 at 7:00 p.m.

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

The Township Manager read Ordinance 15-2025 by title. He provided a brief explanation.

15-2025 AMENDING CHAPTER 180 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED "ZONING" TO AMEND THE REGULATION OF AGRICULTURAL USES IN THE BP-1 ZONE

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for September 8, 2025 at 7:00 p.m.

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

The Township Manager read Ordinance 16-2025 by title.

16-2025 A BOND ORDINANCE OF THE TOWNSHIP OF MOORESTOWN, COUNTY OF BURLINGTON, NEW JERSEY APPROPRIATING \$343,500 AND AUTHORIZING THE ISSUANCE OF \$326,325 IN BONDS OR NOTES OF THE TOWNSHIP TO BE USED FOR THE PURCHASE OF POLICE VEHICLES AND EQUIPMENT TOGETHER WITH ALL RELATED EXPENSES

Mayor Law asked for discussion or a motion to introduce the ordinance on first reading and set the public hearing date for September 8, 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 Manager read the consent agenda resolutions by title.

208-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 3RD (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (272 EAST MAIN STREET)

209-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO A MISREAD OR LEAK REPAIR

210-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 3RD (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (84 EAST THIRD STREET)

211-2025 AUTHORIZING THE TAX COLLECTOR TO CANCEL AND REFUND 3RD (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (603 DEVON ROAD)

212-2025 AWARDING A CONTRACT TO MOREHOUSE ENGINEERING, INC. IN THE AMOUNT OF \$221,190 FOR THE SCADA INTOUCH SERVER UPGRADES

213-2025 ACCEPTING THE DESIGN STANDARDS PREPARED BY THE TOWNSHIP ENGINEER AND AUTHORIZING THE ACCEPTANCE OF BIDS FOR THE CHESTER AVENUE WATER MAIN REPLACEMENT PROJECT

214-2025 AMENDING 2025 CAPITAL BUDGET

215-2025 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 (CGP&H, SURENIAN EDWARDS BUZAK & NOLAN, LLC, RAYMOND COLEMAN HEINOLD, LLP AND CLARKE CATON HINTZ)

216-2025 AWARDING A CONTRACT TO DELL MARKETING L.P. IN THE AMOUNT OF \$159,573.72 FOR THE PURCHASE OF SERVERS FOR THE WATER-SEWER UTILITY SCADA INFORMATION TECHNOLOGY UPGRADE UNDER STATE CONTRACT 24- TELE-71883

217-2025 AUTHORIZING CHARGES FOR POLICE SERVICES REQUESTED BY THIRD PARTIES

218-2025 AUTHORIZING THE EXECUTION OF AN EXTENSION OF THE MEMORANDUM OF UNDERSTANDING WITH NEW URBAN, LLC REGARDING THE NEW ALBANY BUSINESS PARK REDEVELOPMENT AREA

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

Mayor Law asked for discussion by Council. Mayor Law asked why the Township is in need of another K-9 and K-9 vehicle. Mr. Aberant advised that the current K-9 specializes in locating drugs; the new K-9 will specialize in bombs. Mr. Keating asked what the benefit in hiring a third-party contractor for the hiring of police officers is. Mr. Aberant advised that it takes a lot of administrative responsibility from the Township and there is no cost to the Township; the contractor is billed for the service. He added that Township jobs will not go through Jobs4blue; so, the Township will not pay the administrative fee. Director Riley supports this resolution.

Mayor Law asked for a motion to adopt the resolutions.

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

MINUTES: June 25, 2025 Special Meeting, July 14, 2025 Official Action and August 11, 2025 Official Action

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

MOTIONED BY: Mr. Keating
SECONDED BY: Ms. Gillespie
ABSENT: None
ROLL CALL VOTE: All in favor, with the exception of Mr. Barry, who abstained on the June 25, 2025 minutes.

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): There were none.

CLOSING COMMENTS BY COUNCIL:

Mr. Barry advised that the Recreation Advisory Committee meets on September 9th

Mr. Keating looked forward to continued discussion on school funding.

Ms. Gillespie thanked all for attending.

Ms. Mammarella wished all a great Labor Day and reminded all to join in the cleanup at Remembrance Park.

Mayor Law reminded the public to vote on the school board referendum on September 16th. He expressed his support for supporting the school district through PILOT agreements. Mayor Law commended the Department of Public Works for its repair work in connection with recent watermain breaks (three in one day last week). He believed that the liquor license ordinance will benefit everyone in town; middle ground will be found.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 08 25 2025): None.

ADJOURNMENT: At 8:08 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