

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

December 15, 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 December 12, 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 – Samaritan's 45th Anniversary – Mayor Law complimented the organization and read the proclamation aloud. Joanne Rosena and her team received the proclamation. President and CEO acknowledged their appreciation for this recognition, noting they started in Moorestown forty-five years ago.

PROCLAMATION

WHEREAS, Samaritan began in 1980 in Moorestown, New Jersey, as one of the nation's early hospice organizations, created through the dedication of local volunteers committed to improving care for those facing serious illness; and

WHEREAS, over the past four decades, Samaritan has grown into a comprehensive provider of life-enhancing healthcare services, supporting more than 12,500 patients and countless family members each year throughout South and Central New Jersey; and

WHEREAS, headquartered in Mount Laurel, Samaritan's team of more than 400 clinicians and support staff—including physicians, nurses, social workers, counselors, and other professionals—continues its mission of service by providing exceptional, compassionate care that consistently exceeds state and national standards; and

WHEREAS, Samaritan's hospice program offers wide-ranging support for patients and families wherever they reside, delivering coordinated physical, emotional, and spiritual care through an interdisciplinary team, and providing access to needed medications, equipment, and short-term inpatient services at its centers in Voorhees and Mount Holly; and

WHEREAS, Samaritan's palliative medicine practice offers specialized expertise in managing symptoms and improving quality of life for individuals with serious illnesses, helping patients and loved ones make informed decisions and align care with their personal goals and values; and

WHEREAS, through its Primary Care at Home program, Samaritan ensures that individuals who struggle to attend office visits can still access comprehensive primary care, chronic disease management, and home-based support that enable them to safely remain in their homes; and

WHEREAS, Samaritan also works to reduce isolation through programs that offer friendly volunteer outreach and the use of innovative Robotic Companion Pets that provide comfort and companionship; and

WHEREAS, the Boccolini Institute for Education, Research & Innovation builds upon Samaritan's decades of experience by advancing education, training, and community awareness in hospice and palliative medicine, caregiving, and advance care planning; and

WHEREAS, Samaritan's longstanding commitment to excellence is reflected in its Joint Commission accreditation, Medicare 4-Star Hospice, American Heart Association Palliative/Hospice Certification, and status as a 4-Star provider in the We Honor Veterans program, as well as its continued delivery of donor-supported services, including care for those without insurance.

NOW, THEREFORE, BE IT PROCLAIMED that, in recognition of **SAMARITAN'S 45TH ANNIVERSARY** and its more than four decades of compassionate service, innovation in care, and unwavering dedication to individuals and families throughout the region, the Township Council honors Samaritan for its extraordinary service and steadfast commitment to improving the lives of those it serves.

Given, under my hand and the Seal of the Township of Moorestown this 15th day of December Two Thousand Twenty Five. Quinton Law, Mayor

Proclamation – Boards and Committees Appreciation Week. Mayor Law acknowledged the boards and committees and volunteers. He read the proclamation aloud. Brad Forsetin and Cyndee Solomon were present and came forward to receive their proclamation. He advised that these two members served eight years each.

PROCLAMATION

WHEREAS, the Township of Moorestown has a renowned reputation for its community spirit, safe neighborhoods and abundance of beauty and history; and

WHEREAS, the Township of Moorestown is an exceptional community in which many aspire to live and raise a family; and

WHEREAS, such an acknowledgment does not come by chance, but rather, it is achieved by way of time and dedication from its residents, who continuously volunteer their time serving on Boards and Committees, in an endless effort, to improve the quality of life for their children and to maintain the community's distinct character; and

WHEREAS, it is through these volunteer members that Moorestown is able to preserve its stature and improve the way of living for its citizens and businesses; and

WHEREAS, the Township Council of the Township of Moorestown wishes to honor, thank and publicly recognize those who have served, and those who continue to serve on the various Boards and Committees.

NOW, THEREFORE, I hereby proclaim,

the Week of December 15, 2025 Moorestown Board and Committee Members Appreciation Week

and we call upon the people of Moorestown to take heart to the words of Sir Winston Churchill, "*We make a living by what we get, but we make a life by what we give*" and, in your travels, thank those Board and Committee Members who serve our community so diligently and unselfishly.

Given, under my hand and the Seal of the Township of Moorestown this 15th day of December Two Thousand Twenty Five. Quinton Law, Mayor

Ms. Solomon thanked council for the honor of serving.

Ms. Mammarella thanked Samaritan for their services and how they save families. She commended Mr. Forstein for his services noting how much he contributed to Sustainable Moorestown.

DISCUSSION:

Reports from Council:

In general, Councilmembers:

- gave board and committee updates
- expressed their appreciation for the Boards and Committees' dinner meeting
- advised on events attended and upcoming events

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

January 5, 2026 – 7:00 p.m. (Reorganization)

January 26, 2026 – 7:00 p.m. (Official Action)

Agenda Updates: None.

Adopting Consent Agenda Resolution No. CA 12 15 2025: Mayor Law asked for a motion and a second to adopt the Consent Agenda.

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

RESOLUTION APPROVING CONSENT AGENDA CA 12 15 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:

- | | |
|---------------|--|
| <u> x </u> | a. Approves the Consent Agenda as written on the agenda. |
| <u> </u> | b. Approves the Consent Agenda as written with the exception of the following: |
| <u> </u> | c. Requests that all matters on the Consent Agenda be handled separately. |

Water Meter Upgrade-Demonstration: Mr. Aberant advised that this is a follow-up to discussion at the last meeting. Rio Supply is here and has brought some samples of equipment. Tim Breslin, Rio Supply, distributor of Neptune water meters, addressed Council. He provided information regarding surrounding municipalities and showed the proposed equipment. He advised that all, except two-to-three percent, of the meters would be read via antenna. He reviewed benefits of the upgrade in meters and how residents can monitor their accounts via an online portal. Mr. Aberant advised of the benefits to the Township (departments and staffing). Discussion on notification to residents and installation was had. Council thanked Mr. Breslin.

MANAGER'S REPORT: Mr. Aberant:

- commended the Public Works department for its handling of the snowstorm.
- advised that Phase 3 Watermain Replacement (Kings Highway to Main Street) will be bid in February or March. Construction will start in June. Notice went out to the affected residents.
- provided an update on Phase 2 of the Watermain Replacement (Chester Avenue).
- advised the Township received a final inspection certificate for the Lenola Streetscape project from the New Jersey Department of Transportation (NJDOT) (signed off).
- Advised the Township received a grant from National Fish and Wildlife for funding to study the Swede Run watershed. The project is being conducted between the Township and Save the Environment Moorestown (STEM). STEM will contribute \$25,000; the Township will contribute \$100,000 cash and \$40,000 in-kind contribution; the grant is for \$240,000. Ms. Flynn is preparing a news announcement.

PUBLIC HEARINGS

Mr. Aberant read title aloud:

PUBLIC HEARING CONCERNING PROPOSED MINOR DIVERSION OF PORTIONS OF STRAWBRIDGE LAKE PARK (160 SQ. FT. OF BLOCK 3104, LOT 1 & 128 SQ.FT. OF BLOCK 3104, LOT 2) AS PART OF NJDOT ROUTE 38 RESURFACING PROJECT

Mr. Aberant provided background on the NJDOT road improvement project and advised that the Township is transferring some property in connection with the project. He said the Township has to do a diversion because this is Green Acres property.

Kristin Swanton, M.A., RPA, Environmental Specialist III, Bureau of Landscape Architecture and Environmental Solutions, NJDOT read the following into the record: We are here for the public hearing required as part of the New Jersey Department of Environmental Protection (NJDEP) Green Acres Final Application for minor diversion of Parkland. The diversion results from the proposed New Jersey Department of Transportation's (NJDOT) Route 38 Nixon to 295 project in Moorestown and Mount Laurel Townships, Burlington County.

The Route 38 Nixon to 295 project requires the minor diversion of portions of two parcels within Strawbridge Lake Park owned by Moorestown Township. The proposed parkland diversion would facilitate the installation and maintenance of a Controlled Release Terminal (CRT)

associated with guiderail upgrades along Pleasant Valley Avenue. The location of the proposed guiderail will create a safer pathway for pedestrians by eliminating the need to walk in front of the guiderail and avoiding conflicts with existing underground utility lines and utility poles.

The diversion will include portions of the following lots:
Block 3104 Lot 1, consisting of 160 SF and Block 3014 Lot 2, consisting of 128 SF

The NJDOT proposes to compensate the Township via monetary compensation. Also, at the request of the Township, the NJDOT will install 144 SF of sidewalk within Strawbridge Lake Park around the guiderail end terminal.

In compliance with N.J.A.C. 7:36, the NJDOT and Moorestown Township need to follow a process at the State House Commission to receive approval. Approval of the application, including the compensation package, is required prior to the diversion of the encumbered property. The public process will allow for meaningful input from the Township of Moorestown and Burlington County residents to express any concerns and develop a compensation package that is mutually agreeable to the NJDOT and Moorestown Township. This process ensures that the taxpayer investments in recreation and open space are protected. The intent of this hearing is to receive comments and questions from the public and either address those comments or take those back to be addressed at a later date. All the questions and responses will go to the NJDEP as part of the application package. The final package is still in the process of being prepared.

We are aware that the public may have questions related to the project or other projects within Moorestown Township. However, this meeting is intended to specifically address questions or comments pertaining to the proposed diversion within Strawbridge Lake Park.

Mayor Law opened the public hearing. There were no comments.

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

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

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

Mr. Aberant read the title aloud.

**RESOLUTION 267-2025 APPROVING ADJUSTMENT TO CONNECTION FEE
RATE SCHEDULES**

Mr. Aberant advised that he is joined by Bob Nehila, Chief Financial Officer, who will give a brief summary of the action being contemplated. He asked that the public hearing be opened.

Mayor Law opened the public hearing (verbatim record below).

Robert Nehila: OK, again, my name is Robert Nehila. I am the CFO for the Township. And I'm here to give my testimony on the increase to the connection fees, both the water connection fee and the sewer connection fee. Just for the public's information, *what is the connection fee?*

Basically, it is a one-time fee that the township will charge to connect to either the water or sewer system. It helps cover the cost of past improvements that were made to the water and sewer systems. It also helps cover capacity infrastructure treatment, administration, and other needs to bring that property into our network. The fee's calculated in accordance with the statute. I prepared the calculation in accordance with the statutes, and it was posted as part of the agenda packet that was posted online. The fee can actually be increased yearly if we choose. We haven't increased our fee since 2010, so fifteen years ago. Since that time, significant improvements have been made to the water and sewer infrastructure, mainly the largest being North Church Street and Hartford Road Water Treatment Plants. In total, \$17.6 million in water improvements and \$5.8 million in sewer improvements have been incurred since the 2010 connection fee calculation.

And the principal and interest that we pay on those improvements is the driving factor of in the calculation. The calculation that once again was performed in accordance with the state statute would set the water connection fee at \$4,622. And that is an increase of a little over \$2,000 from the 2010 calculation. But again, we spent over close to \$18 million improvements. So that's the driving, what's driving the thing up \$2,000. The sewer connection fee would be set at \$2000, sorry \$4,206, that's \$188 over the last connection fee, that we didn't have to improve our sewer infrastructure as much. But I think the proposed connection fees are in line with other municipalities and again, that's what the calculation that was followed in accordance with state statute calculates to.

Seeing none, can I get a motion and a second to close the public hearing? So moved, Ms. Mammarella. Second, Mr. Barry. Roll was taken by Ms. Hunt: Mr. Barry? Yes. Mr. Keating? Yes. Ms. Mammarella? Yes. Ms. Gillespie? Yes. Mr. Mayor? Yes. Mayor Law said okay, Council, any comment now? Seeing none. Mayor Law said thank you, Bob. All right. Seeing none, can I get a motion and a second to adopt the resolution? So moved, Ms. Gillespie. Second, Ms. Mammarella. Ms. Hunt stated I'm sorry and took roll: Mr. Barry? Yes. Mr. Keating? Yes. Ms. Mammarella? Yes. Ms. Gillespie? Yes. Mr. Mayor? Yes. Mayor Law said thank you, Patty. Thank you, Bob.

Mayor Law opened the floor to the public. There were no comments.

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

MOTIONED BY: Ms. Mammarella
SECONDED BY: Mr. Barry
ABSENT: None
VOTE: All in favor roll call

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

Mayor Law asked for a motion to adopt the resolution.

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

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 23-2025, on second reading, by title.

23-2025 AMENDING CHAPTERS 168-58 AND 168-59 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN ENTITLED VEHICLES AND TRAFFIC STOP INTERSECTIONS” AND “YIELD INTERSECTIONS

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

The Township Manager read Ordinance 24-2025, on second reading, by title.

24-2025 OPTING INTO THE GARDEN STATE C-PACE PROGRAM TO FACILITATE THE FINANCING OF C-PACE PROJECTS

Mayor Law opened the public hearing. There were no comments.

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

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

Mayor Law asked for discussion by Council. Ms. Mammarella asked what the next steps are; Mr. Aberant advised. Mayor Law complimented the purpose of the program and thanked Ms. Mammarella for bringing the matter forward.

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

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

The Township Manager read Ordinance 25-2025, on second reading, by title.

25-2025 AMENDING CHAPTER 180 (ZONING), ARTICLE XXIV (SIGNS), SECTION 180-80.2 (DEFINITIONS), AND SECTION 180-80.6 (SIGNS IN THE TOWN CENTER)

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: Mr. Keating
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: Mr. Keating
ABSENT: None
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 26-2025, on second reading, by title.

26-2025 AUTHORIZING AMENDMENT TO CHAPTER 175 OF THE CODE OF THE TOWNSHIP OF MOORESTOWN TO REVISE CERTAIN WATER AND SEWER RATES

Mayor Law opened the public hearing. Mr. Nehila, Chief Financial Officer, advised that the proposed ordinance authorizes an increase in water and sewer rates. The last increase was in December 2022. Mr. Nehila advised of the reasons which support an increase and further advised that of the increase options previously presented to Council, Council opted for Option 2 at last

meeting. The higher users will be most affected. The goal is to be self-liquidating (revenues cover expenses). If not, the Township will have to start taking funds from surplus and the State will require the Township to provide for a five-percent downpayment when bonding in the future.

Mayor Law opened the floor to the public. There were no comments.

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

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

Mayor Law asked for discussion by Council. Mr. Keating asked questions; Mr. Nehila answered same.

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: None.

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

268-2025 AUTHORIZING A ONE-YEAR EXTENSION OF A CONTRACT TO TALARICO BUILDING SERVICE, INC. DBA SERVICE MASTER TBS FOR JANITORIAL SERVICES IN AN AMOUNT NOT TO EXCEED \$138,409.01

269-2025 AUTHORIZING THE REFUND OF A WATER AND SEWER OVERPAYMENT DUE TO A LOW INCOME HOUSEHOLD WATER ASSISTANCE PROGRAM PAYMENT

270-2025 AUTHORIZING THE CANCELLATION OF WATER AND SEWER CHARGES DUE TO AN OVERESTIMATE OR WATER SHUT OFF

271-2025 AUTHORIZING THE TAX COLLECTOR TO REFUND TAXES DUE TO DUPLICATE TAX PAYMENTS

272-2025 AUTHORIZING 2025 BUDGET APPROPRIATION TRANSFERS

273-2025 AUTHORIZING THE CANCELLATION OF 2025 UNEXPENDED UTILITY BUDGET APPROPRIATION BALANCES

274-2025 AUTHORIZING THE CANCELLATION OF CERTAIN UNEXPENDED IMPROVEMENT AUTHORIZATION BALANCES IN THE GENERAL CAPITAL FUND

275-2025 AUTHORIZING THE CANCELLATION OF PRIOR YEARS OUTSTANDING CHECKS

276-2025 AUTHORIZING THE TRANSFER OF \$50,000 FROM THE 2025 CURRENT BUDGET APPROPRIATION FOR SNOW REMOVAL TO THE SNOW REMOVAL RESERVE TRUST FUND

277-2025 AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE AFFORDABLE HOUSING TRUST FUND IN THE AMOUNT OF \$4,661.50 FOR SERVICES RECEIVED IN CONNECTION WITH THE DEVELOPMENT AND IMPLEMENTATION OF A HOUSING PLAN FOR MOORESTOWN TOWNSHIP, BURLINGTON COUNTY (CLARKE CATON HINTZ, SURENIAN EDWARDS BUZAK & NOLAN AND CGP&H)

278-2025 AUTHORIZING FINANCIAL CONTRIBUTION OF \$425,085.09 TO MOORESTOWN FAMILY APARTMENTS URBAN RENEWAL, LLC IN ACCORD WITH AFFORDABLE HOUSING DEVELOPMENT AND PROPERTY TRANSFER AGREEMENT

279-2025 AWARDING A CONTRACT FOR TREE REMOVAL PRIORITY 1 (\$62,950) AND PRIORITY 2 (\$8,250), TRIMMING (\$350/HR) AND EMERGENCY (\$400/HR) SERVICES TO HYPERION TREE SERVICE

280-2025 AUTHORIZING THE TOWNSHIP TO ENTER INTO AN AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION GREEN ACRES PROGRAM - ENABLING RESOLUTION

281-2025 GRANTING A LOCAL CLASS 1 CANNABIS CULTIVATOR LICENSE AND A CLASS 2 CANNABIS MANUFACTURER LICENSE TO PANTHEON LLC

282-2025 ACKNOWLEDGING TOWNSHIP COUNCIL'S REVIEW OF SALARIES FOR THE BOARD OF FIRE COMMISSIONERS OF FIRE DISTRICT NO. 2 FOR THE PERIOD JANUARY 1, 2026 THROUGH DECEMBER 31, 2026

283-2025 APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOORESTOWN AND THE MOORESTOWN FRATERNAL ORDER OF POLICE LODGE #109

284-2025 APPROVING THE MEMORANDUM OF AGREEMENT BETWEEN THE TOWNSHIP OF MOORESTOWN AND THE MOORESTOWN FRATERNAL ORDER OF POLICE LODGE #109 SUPERIOR OFFICERS ASSOCIATION

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

Mayor Law asked for discussion by Council. Mayor Law thanked Mr. Aberant for finalizing the police union contract and paying the officers more. Mr. Aberant thanked Mr. Nehila for his work with projections on potential impact.

Mayor Law asked for a motion to adopt the resolutions.

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

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

Julie Maravitch, 660 Chester Avenue, expressed her sincere appreciation to council for working its magic to save the Cowperthwaite House. She noted the Save Historical Moorestown is thankful and this is really exciting.

CLOSING COMMENTS BY COUNCIL:

Members of Council thanked all for coming out. They wished happy holidays. Noted their appreciation for the things accomplished on Council this year.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS 12 15 2025): None.

ADJOURNMENT: At 8:22 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