

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING
July 13, 2026

(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
Christopher Keating, Deputy Mayor
Thomas Bader, Councilmember
James Barry, Councilmember
Susan Mammarella, 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 July 10, 2026.

TAKE NOTICE that in furtherance of recent law, beginning March 1st, all legal notices will be posted on the homepage of the Township's website, under Legal Notices. They will no longer appear in the Township's official newspaper."

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: There were no proclamations or presentations.

DISCUSSION:

Reports from Council:

Dr. Bader advised that his committees meet this week. He announced that earlier this year he spoke with the mayor about looking into increasing the roles of AI in government and Mayor Law

was in support of the idea. Dr. Bader will be putting an AI task force together and they will see if they can make government more efficient.

Mr. Barry advised that Ms. Mammarella attended the Recreation Advisory Committee meeting on behalf of the Economic Development Advisory Committee to discuss additional potential uses of Percheron Park. He also advised that the committee will be collaborating with Senator Singleton on the sports equipment swap. Mr. Barry advised that Sustainable Moorestown will be holding a Helpsy (clothing) drive in the fall. The committee is also working on a dark sky initiative.

Ms. Mammarella commended the 4th of July parade noting it was very hot but terrific. She thanked all involved with organizing the event and those that participated. She advised that the Appearance Committee meeting was canceled; and thanked Mr. Barry for letting her attend the Recreation Advisory Committee to introduce discussion on future activity at Percheron Park.

Mr. Keating advised that he and Mayor Law held office hours in Council Chambers on June 25; and that they met with representatives of the developers of the Harper Drive development. He advised that the Planning Board heard a minor subdivision application. August 4 is National Night Out. In closing, Mr. Keating advised that a Community Safety meeting with two members of Council, county and state representatives, the Director of Police, and a member of the Better Together Advisory Committee will be held in Council Chambers on August 3, 2026. He invited the public to attend.

Mayor Law advised that he kicked off the 4th of July parade with a reading of the Declaration of Independence at Percheron Park. He advised that he was able to participate in the New Jersey Department of Community Affairs' first Mayors & Legislators Resource Series via zoom; discussion was on data centers and other things. Mayor Law advised that the next listening session will be on July 21 in Council Chambers with Dr. Bader. Mayor Law was excited to announce that the Township received a \$300,00 grant to make improvements at the New Albany Recreation Center and the hockey rinks. He advised that he and Mr. Keating attended the Library Book Sale Room grand opening.

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

June 22, 2026 – 7:00 p.m. (Official Action)

July 13, 2026 – 7:00 p.m. (Official Action)

Agenda Updates: Mayor Law advised that Mr. Keating requested that Resolution No. 176 be removed from the Consent Agenda and heard separately. Accordingly, Mayor Law asked for a motion to amend the agenda to pull Resolution 176-2026 from the Consent Agenda and have it listed and heard separately.

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

Adopting Consent Agenda Resolution No. CA 07 13 2026: Mayor Law asked for a motion and a second to adopt the Consent Agenda as Amended.

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

RESOLUTION APPROVING CONSENT AGENDA CA 07 13 2026

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:

- a. Approves the Consent Agenda as written on the agenda.
- x b. Approves the Consent Agenda as written with the exception of the following:
 Remove Resolution No. 176-2026 and hear separately
- c. Requests that all matters on the Consent Agenda be handled separately.

New Albany Business Park: Mayor Law advised that the property has been vacant for thirty (30) years. Mr. Aberant provided a background (property is located (both sides) on New Albany Road, consists of twenty-five (25) acres; was declared an area in need of redevelopment; Township went out for Request for Proposals (RFP); entered into an Memorandum of Agreement with one of the respondents; parties were unsuccessful in executing an agreement; property was acquired through foreclosure; back taxes are in the amount of \$5 million. Mr. Aberant advised that the property could be put to productive use and asked Council for its thoughts. He advised of the previous RFP process, which included the developers submitting their idea of use for the property. Mr. Heinold advised of his conflict (business office in close proximity to the property) and noted that James Maley, Esquire, is the attorney of record in this matter.

Mayor Law advised that a solar company has expressed interest in the property; however, time is of the essence as time is limited on applying for tax credits that are available. He inquired about any restriction on the process. Mr. Heinold advised that, generally, the municipality is not

required to seek proposals under the law; it is free to pursue a developer under the redevelopment process. He recommended that Council consult with Mr. Maley.

Mayor Law addressed Council stating Council could seek proposals again. He reminded Council of the responses/uses received. Ms. Mammarella asked, what if there are two solar companies that are interested. Mr. Heinold advised that the process is designed to be flexible; there is no prohibition in talking to both. However, once a developer is named, other conversations need to cease. Ms. Mammarella advised that she is in favor of solar without going out to RFP. Mr. Barry noted that with the RFP process, Council got to see what the market looked like, and it received great community feedback. However, he felt solar is the best use of the property and he chose to deal directly in solar without the RFP process.

Mr. Keating asked if the prior submissions and bottom dollar amounts could be summarized. He felt seeing what happened in the past would help to better guide Council moving forward. Mr. Aberant advised that he will follow up with Mr. Maley. Mayor Law advised that he will follow up with Mr. Aberant.

MANAGER'S REPORT: Mr. Aberant:

- Thanked Mr. Nehila for serving as Acting Manager in his absence.
- Advised that the County certified the tax rate last week; tax bills will be printed, and an informational insert will be included in the mailing. He asked Council to contact him with any comments concerning the draft insert. A resolution extending the grace period until the end of August will be on the next agenda.
- Advised that the dog licensing program is now available online.
- Advised that the Council authorized, via ordinance, the sale of property on Third Street; one submission was received. A resolution of award will be on the next agenda; sale transaction will take place in August.
- Advised there has been discussion about installing a historic marker in the Township honoring Alice Paul. Mr. Aberant sought Council's feedback on placement in the corner of the flower garden in front of the library. Discussion was held. There were no objections.
- Advised that Earle Construction is past the halfway mark on completing Phase 3 of the Kings Highway and Main Street Watermain Project. He provided a brief update. A brief discussion was held.
- Advised Bridgeboro Road (Chester Avenue to Stanwick Road) is scheduled to be milled and overlaid by the County starting today.
- He anticipates the State holding a meeting within the next two weeks regarding road improvements at Route 38 and Fellowship Road. He will keep Council apprised.

In response to questions by Council, Mr. Aberant advised that he does not have an update on the status of the bandshell. With regard to implications from the storms, he advised that a resident in the area of Kenilworth and Locust along the railroad tracks has recurring flooding; the Department of Public Works is looking into the matter. Another resident sent an email advising that he did not have any flooding, and he assumed it was from all the road improvements that are going on in town. He was thankful. Dr. Bader extended kudos to the author of the tax insert.

ORDINANCES ON SECOND READING: Mr. Aberant read Ordinance 18-2026, on second reading, by title.

**18-2026 AMENDING THE TOWNSHIP CODE AT CHAPTER 96 GOVERNING
“HISTORIC PRESERVATION”**

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

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

MOTIONED BY: Dr. Bader
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: There were no ordinances on first reading.

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

174-2026 REQUESTING APPROVAL OF THE INSERTION OF ITEMS OF REVENUE AND APPROPRIATION TO AMEND THE 2026 ADOPTED BUDGET (N.J.S.A. 40A:4-87)

175-2026 APPROVING A COMMUNITY EVENT AND SPECIAL ALCOHOLIC BEVERAGE PERMIT APPLICATION FOR “FIRE DEPARTMENT MUSTER AND ANTIQUE SHOWCASE” SPONSORED BY HOSE COMPANY NO. 1 OF THE MOORESTOWN FIRE DEPARTMENT ON THE GROUNDS OF THE MUNICIPAL BUILDING(S), 111 WEST SECOND STREET

177-2026 REQUESTING APPROVAL OF THE INSERTION OF ITEMS OF REVENUE AND APPROPRIATION TO AMEND THE 2026 ADOPTED BUDGET (N.J.S.A. 40A:4-87)

178-2026 AUTHORIZING CONTRACT IN THE AMOUNT OF \$44,300 WITH W. J. GROSS, INC. FOR WORK RELATED TO YANCY-ADAMS PARK LANDSCAPE AND RELATED WORK UNDER CAMDEN COUNTY COOPERATIVE PRICING SYSTEM APPROVED CONTRACT NO. 66CCEPS

179-2026 AUTHORIZING CONTRACT IN THE AMOUNT OF \$33,100 WITH W. J. GROSS, INC. FOR WORK RELATED TO YANCY-ADAMS PARK FENCE INSTALLATION AND RELATED WORK UNDER COUNTY COOPERATIVE PRICING SYSTEM APPROVED CONTRACT NO. 66CCEPS

180-2026 AUTHORIZING THE TOWNSHIP OF MOORESTOWN TO ENTER INTO AN AGREEMENT WITH HELPSY FOR COLLECTION OF CLOTHING

181-2026 AUTHORIZING THE TAX COLLECTOR TO REFUND 2ND (PARTIAL) QUARTER PROPERTY TAXES AND CANCEL 3RD AND 4TH QUARTER PROPERTY TAXES FOR A TOTALLY DISABLED VETERAN EXEMPTION (315 FAIRVIEW AVENUE)

182-2026 AUTHORIZING THE EXPENDITURE OF FUNDS FROM THE AFFORDABLE HOUSING TRUST FUND IN THE AMOUNT OF \$155.92 FOR SERVICES RECEIVED IN CONNECTION WITH THE DEVELOPMENT AND IMPLEMENTATION OF A HOUSING PLAN FOR MOORESTOWN TOWNSHIP, BURLINGTON COUNTY (CLARKE CATON HINTZ)

183-2026 AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING WITH SAVE THE ENVIRONMENT OF MOORESTOWN (“STEM”) FOR THE SWEDE RUN FIELDS PROJECT

184-2026 AWARDING A CONTRACT TO BENCH STRENGTH PARTNERS, INC. (“BSP, INC.”) FOR CONSULTING SERVICES IN CONNECTION WITH THE MANAGEMENT OF THE TOWNSHIP’S TELECOMMUNICATIONS/ CELLULAR ANTENNA LEASE AGREEMENTS

Mayor Law opened the floor for public comment.

Fred Sutherland, 419 North Church Street, asked what the start date at Yancy-Adams Park is. Mr. Aberant advised that he does not have a start date as of today. He advised that the fencing should be done by late August/early September. The landscaping will be phased in. A butterfly garden will be put in, and the trees will be planted in the fall.

Mayor Law asked for discussion by Council. He advised that the Hose Company had inquired about the use of the bandshell for its upcoming event. Mr. Aberant advised that he will follow up on their inquiries.

Mayor Law asked for a motion to adopt the resolutions.

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

The Township Manager read the resolution by title.

**176-2026 APPOINTING TOWNSHIP COUNCIL LIAISON TO THE HISTORIC
PRESERVATION COMMISSION**

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

MINUTES: June 8, 2026 Official Action and Closed Session and June 22, 2026 Official Action and Closed Session.

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

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

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

Kate Wilson, 2 Split Rock Place, asked that the road improvement map, prepared by Pennoni Associates, be updated to include 2025. Mr. Aberant took note.

Fred Sutherland, 419 North Church Street, asked for clarification on the acreage of the New Albany Road site; same was given. He asked what was being built on North Church Street; Mr. Aberant advised, a self-storage facility.

Greg Newcomer, 235 Fellowship Road, recommended that standard procedures for use of the bandshell be prepared at this time so they are ready when the bandshell is ready for use. Mr. Aberant said it is in the works. Mr. Newcomer advised that the County will be milling and paying near his home and suggested the Township contact the County to ensure there is no conflict. Mr. Newcomer expressed his appreciation for the discussion on a solar field. He suggested that Council advise any potential applicants of the Township's bonding requirements.

Julie Maravich, 660 Chester Avenue, expressed her appreciation for having participated in the 4th of July parade. She expressed her concern regarding the approval of the 121 West Main Street Zoning Board application, explaining why she felt said approval was inappropriate. She also questioned the integrity of the weight of two additional floors atop of the existing building; the negative effect on the parking lot and traffic; and whether precedence has been set. In closing, Ms. Maravich announced the Hession Fun Run is coming in September.

CLOSING COMMENTS BY COUNCIL: None.

CLOSED SESSION (IF NECESSARY) (RESOLUTION NO. CS (07 13 2026): At 8:00 p.m. Mayor Law asked for a motion to adopt Resolution CS 07 13 2026 to enter into closed session for purposes of discussing Matters Relating to Litigation, Negotiation and the Attorney-Client Privileges.

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

**RESOLUTION NO. TCOA CS 07 13 2026
AUTHORIZING CLOSED SESSION**

WHEREAS, the Township Council of the Township of Moorestown is subject to certain requirements of the Open Public Meetings Act, N.J. S. A. 10:4-6, et seq., and

WHEREAS, the Open Public Meetings Act, N.J.S.A 10:4-12, provides that a Closed Session, not open to the public, may be held for certain specified purposes when authorized by Resolution, and

WHEREAS, it is necessary for the Township Council of the Township of Moorestown to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

_____(1) *Matters Required by Law to be Confidential:* Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

_____ (2) *Matters Where the Release of Information Would Impair the Right to Receive Funds:* Any matter in which the release of information would impair a right to receive funds from the Government of the United States.

_____ (3) *Matters Involving Individual Privacy:* Any material, the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to, information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.

_____ (4) *Matters Relating to Collective Bargaining Agreements:* Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

_____ (5) *Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds:* Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

_____ (6) *Matters Relating to Public Safety and Property:* Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law.

 x (7) *Matters Relating to Litigation, Negotiations and the Attorney-Client Privileges:* Any pending or anticipated litigation or contract negotiation in which the public body is, or may become, a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.

_____ (8) *Matters Relating to the Employment Relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

_____ (9) *Matters Relating to Potential Imposition of a Penalty:* Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Moorestown, County of Burlington, State of New Jersey, assembled in public session, that a Closed Session closed to the public shall be held in the Town Hall, 111 West Second Street, Moorestown, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Council that the public interest will no longer be served by such confidentiality.

Mayor Law 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 8:01 p.m., Council entered into closed session.

At 8:28 p.m., Council returned to the public meeting. Due to the sensitivity of the matters, Council had nothing to report.

ADJOURNMENT: At 8:28 p.m., there being no further business, a motion was made to adjourn.

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

PATRICIA L. HUNT, RMC
Township Clerk