

TOWNSHIP OF MOORESTOWN
TOWNSHIP COUNCIL
OFFICIAL ACTION MEETING

February 10, 2020

Mayor Gillespie advised that the video equipment is not working.

The Regular Meeting of the Moorestown Township Council was called to order by Mayor Gillespie at Town Hall, Council Chamber, 111 West Second Street, Moorestown at 7:01 p.m. Attendance was as follows:

Nicole Gillespie, Mayor
Brian Donnelly, Deputy Mayor
Lisa Petriello, Councilmember
Michael Locatell, Councilmember
Victoria Napolitano, Councilmember

Thomas J. Merchel, Township Manager/CFO
Patricia L. Hunt, Township Clerk
Kevin E. Aberant, Township Solicitor

MAYOR'S STATEMENT: At 7:01 p.m., Mayor Gillespie 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 Annual Meeting Schedule on the bulletin board in the Municipal Complex and emailing a copy to the Burlington County Times, Courier Post and all those requesting copies on January 7, 2020.
2. Posting a copy of the agenda on the bulletin board at the Municipal Complex.
3. Filing a copy of the agenda in the office of the Township Clerk at the Municipal Complex.
4. Forwarding a copy of the agenda to the Burlington County Times and the Courier Post.
5. Forwarding a copy of the agenda to each person who has requested copies of the regular meeting schedule.

All of the above posting, filing and mailing have taken place on the 24th day of January, 2020.

WORKSHOP (INFORMAL DISCUSSION)

a) Golf View Road Traffic Pattern Discussion: Mr. Merchel advised that Township Engineer made a presentation on this project at the last meeting and staff is ready to bid the road resurfacing program. He reviewed the plan on the overhead noting that there was a meeting at the site with the Director of Public Works, Chief of Police and Township Engineer, at which Ms. Petriello was also present, and all, including a neighbor to whom they spoke to about their driveway, were in support of the plan. Mr. Merchel stated that if Council approves, staff will prepare to go to bid. There were no comments.

b) RAC Ordinance: Theresa Miller, Director of Parks and Recreation, reviewed a draft ordinance amending the code concerning the prohibition of use of the facilities by profit-making

entities, dogs running at large on the athletic fields, prohibition of shoveling of snow on turf fields, hours, trash, etc. Much discussion was held. Council provided comment concerning changes to the draft. Ms. Miller took their comments and advised she will submit a new draft. Mayor Gillespie felt that with the changes, an ordinance could be introduced at the next meeting.

c) Proposed Water & Sewer Rate Adjustments: Mr. Merchel advised that, over the past several years, the utility has had major capital improvements. He advised that the water treatment plants are about to be running and there will be increased overhead. He noted that the surplus has dropped dramatically from \$7 million to \$3 million. He advised of the costs to be anticipated that have not been factored into the budget and a rate increase will be necessary to get through the 2020 and 2021 budget years. He reviewed the projected revenues. On an overhead, he compared Moorestown's rates with other Burlington County towns. He compared current rates to proposed rates. He advised that the rate increase would go into effect on April 1st. Projected revenues would be \$2.7 million in 2020 and \$2.8 million in 2021. He continued review of the overhead. He advised that if there are not objections, he will bring an ordinance back to Council. Discussion, raised by Ms. Napolitano, was held on renewing the Township's contract with New Jersey American Water (NJAW) and any anticipated savings. Mr. Merchel did not feel there would be any savings, but noted that hard negotiations should be in play this summer. He advised that there was a rate increase in 2017 and 2010. Discussion was held on how the residents would be affected. Mayor Gillespie thanked Mr. Merchel.

RESIDENTS REQUESTS & PRESENTATIONS (Items not listed on the Agenda): Mayor Gillespie advised that, due to the time, Residents Requests and Presentations would be continued until later in the meeting.

MOMENT OF SILENCE and FLAG SALUTE: At 7:39 p.m., the Official Action meeting began with a moment of silence and the flag salute.

DISCUSSION

1. Reports from Members of Council

Mr. Locatell advised that the Low and Moderate Income Oversight Committee meets next month. He advised that the water treatment plant improvement projects are going well.

Ms. Napolitano advised that most dentists in town participated in Smile Day and provided dental care at no cost to those in need; she thanked them. She congratulated the High School Interact Club in connection with its Soup for the Soul fundraiser noting that many organizations donate.

Mr. Donnelly advised that the Planning Board took action on some affordable housing pieces. He said it was good to see everyone at the Max Fisher, Citizen of the Year dinner. He congratulated Mr. Fisher.

Ms. Petriello commended the students that organize and run the Soup for the Soul event.

She announced the upcoming Tree Planting and Preservation Committee, Appearance Committee and Environmental Advisory Committee (EAC) meeting dates and times. Ms. Petriello encouraged all to vote during the Fire District Election this Saturday; she gave times and locations.

Ms. Gillespie advised that the Economic Development Advisory Committee (EDAC) met; they had a packed agenda. She advised of their discussions (peddlers' ordinance, SRI zone, right to farm, microbreweries and distilleries).

Mr. Donnelly advised that the SRI zone ordinance is before the Planning Board; the Board will be making recommendations for Council's consideration.

Mayor Gillespie read the upcoming meetings aloud:

2. Upcoming Meeting(s) Municipal Complex – 111 West Second Street
 - a. February 24, 2020 – 7:00 p.m. (Workshop) 7:30 p.m. (Official Action) (Council Chambers)
 - b. March 9, 2020 – 7:00 p.m. (Workshop) 7:30 p.m. (Official Action) (Council Chambers)
3. Agenda Updates: None.
4. Adopting Consent Agenda Resolution No. CA 02 10 2020: Mayor Gillespie asked for a motion to adopt the consent agenda resolution.

MOTIONED BY: Mr. Locatell
SECONDED BY: Mr. Donnelly
VOTE: All in favor

**RESOLUTION APPROVING CONSENT AGENDA
CA 02 10 2020**

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 item(s): _____

_____ c. Requests that all matters on the Consent Agenda be handled separately.

PRESENTATIONS AND PROCLAMATIONS:

1. Proclamation - Citizen of the Year - Max Fisher: Mayor Gillespie advised this proclamation was presented last Wednesday at the Citizen of the Year Dinner. She commended Mr. Fisher.

PROCLAMATION

WHEREAS, **MAX FISHER** has served the Township as an active member of the Moorestown Volunteer Fire Department since 1971, is a life member of Relief Engine Company and has been extremely dedicated to the Moorestown community through his leadership and involvement in countless civic activities; and

WHEREAS, **MAX FISHER** has given freely of his time, expertise and interpersonal skills in order to improve the quality of life in Moorestown and beyond, including leadership and volunteer service in the following community activities, organizations and committees:

- ☞ Active in the First United Methodist Church of Moorestown since 1953
- ☞ Organized and Participated in over 25 church Missions trips rebuilding communities after disasters have struck
- ☞ Volunteer Emergency Response Team Coordinator for the New Jersey United Methodist Conference
- ☞ 20+ year Member of the Moorestown Ecumenical Neighborhood Development Committee (MEND)
- ☞ Original Member of the Y's Men Service Club on Centerton Road

WHEREAS, these are only a representative sample of the many accomplishments and remarkable humanitarian efforts of **MAX FISHER**, as he has spent years volunteering for and supporting many of the civic and cultural activities that benefit Moorestown and others.

NOW, THEREFORE, I, Nicole Gillespie, Mayor of the Township of Moorestown in the County of Burlington, State of New Jersey, do hereby proclaim:

**FEBRUARY 5, 2020 AS
CITIZEN OF THE YEAR DAY HONORING
MAX FISHER**

*and ask that all citizens join me in expressing sincere thanks for the outstanding service **MAX FISHER** has so generously given to our community, and offering congratulations and best wishes to him for continued success in all of his future activities.*

Given, under my hand and the Seal of the Township of Moorestown this fifth day of February in the Year of Our Lord Two Thousand Twenty. Nicole Gillespie, Mayor

2. Proclamation - Kindness Week: Mayor Gillespie asked Holly Meyers to come forward; she read the proclamation aloud. Ms. Meyers thanked Council for its support over the years. Ms. Meyers shared a story of twenty-five years ago where a prisoner said he received more kindness on his last day on death row (sharing, meals, prayer) than he had received his entire life. She felt this gentleman had fallen through the cracks and she decided she was going to do all she could to help prevent the same in the future. In 1996, she started Kindness Week. She asked all to recommit themselves to doing something kind every day for others and themselves. She provided handouts. Mayor Gillespie thanked Ms. Meyers.

PROCLAMATION

WHEREAS, The Random Acts of Kindness Foundation recognizes February 17th as Kindness Day in 2020 and February 16th through 23rd as Kindness Week; and

WHEREAS, this year marks the 25th year Moorestown as a community is acknowledging the profound, life enhancing role that kindness plays in our lives, including kindness to ourselves, each other and our Earth; and

WHEREAS, one of our highest goals in Moorestown is to build and maintain a welcoming, fair and just community for all who live, work in and visit our town; and

WHEREAS, kindness in the form of neighborliness and respect produces a peaceful community that is a desirable place to live and learn, meet and greet, shop and dine; and

WHEREAS, kindness supports an environment where people can respectfully collaborate, discuss differences and handle conflict with positive outcomes, strengthening unity throughout our town; and

WHEREAS, to foster this goal, our commitment to growing kindness will continue throughout the year with ongoing intention and attention, developing new ideas moving forward.

NOW, THEREFORE, the Township Council of the Township of Moorestown in the County of Burlington, State of New Jersey, hereby proclaim the year 2020

***As a Year in Which We Continue to
Deepen and Expand the Power of Kindness***

and urge every citizen to perform daily acts of Kindness.

Given, under my hand and the Seal of the Township of Moorestown this 10th day of February in the Year of Our Lord Two Thousand Twenty. Nicole Gillespie, Mayor

3. Proclamation - Support for the Celebration of the 100th Anniversary of Women's Suffrage: Mayor Gillespie read proclamation aloud.

PROCLAMATION

Support for the Celebration of the 100th Anniversary of Women's Suffrage

WHEREAS, the year 2020 marks the 100th anniversary of the ratification of the 19th Amendment to the United States Constitution, guaranteeing that the right of citizens of the United States to vote shall not be denied or abridged by the federal or state governments on account of gender; and

WHEREAS, New Jersey's first constitution in 1776, gave unmarried women property owners the right to vote which was unique in the nation at the time, but in 1807 New Jersey Legislature limited the ballot to only tax-paying, white males; and

WHEREAS, New Jersey has a long, storied history in the suffrage movement with New Jersey women playing a crucial role in pursuing the rights of women to vote; and

WHEREAS, on June 4, 1919, the U.S. Congress passed the 19th Amendment guaranteeing many, but not all, American women the right to vote; and

WHEREAS, on February 9, 1920, New Jersey became the 29th state to ratify the 19th Amendment; and

WHEREAS, on August 18, 1920, the 19th Amendment became fully ratified, ending almost a century of protest;

WHEREAS, the 19th Amendment was a significant milestone of democracy and victory for women's suffrage, it is important to acknowledge that women of color worked alongside white suffragists to achieve this victory, yet many - including African American, Native American and women of Asian descent - faced significant hurdles for decades before securing this civil and civic right.

NOW, THEREFORE, BE IT PROCLAIMED that the Township of Moorestown and strongly encourages local celebrations of this historic milestone and supports NJ Women Votes to mark the centennial of women's suffrage while acknowledging its inequities and the challenges New Jersey women of all backgrounds have faced and continue to confront from 1920 to the present day

BE IT FURTHER PROCLAIMED, a copy of this Proclamation will be forwarded to the Governor of the State of New Jersey, the Secretary of State and the New Jersey League of Municipalities.

Given, under my hand and the Seal of the Township of Moorestown this 10th day of February in the Year of Our Lord Two Thousand Twenty. Nicole Gillespie, Mayor

4. Presentation - OSAC Solar @ Pulverizing Site: Wolf Skacel, 106 Poplar Avenue, Chair, Sustainable Moorestown, introduced himself and Ken Elwell, member of Sustainable Moorestown, and Bradd Forstein, former member of Sustainable Moorestown. He advised that they will give a power point presentation concerning potential future use of the Pulverizing site. Mr. Elwell said they were asked to put together a fact sheet regarding the site, which consists of two properties on New Albany Road and previously housed a pesticide-processing facility. Primarily, the following was presented:

- The EAC and EDAC have seen the presentation.
- Moorestown has three brownfield sites (the former CITCO on Main Street (the soon-to-be Percheron Park), the auto body on Camden Avenue (soon to be redeveloped) and the Pulverizing site.
- Soil contamination at the site has been remediated (removed from site) and is under the supervision of the US Environmental Protection Agency (USEPA).
- There is some ground water contamination at the upper aquifer from pesticides; the lower aquifer is separate and has not been contaminated.
- The properties are cleaned up and ripe for development (commercial not residential).
- There are eleven groundwater monitoring wells around the perimeter with a couple in center that could present an impediment to development.
- Sustainable Moorestown proposed the construction of a solar farm at the site.
- A solar farm presents a flexible structure and the monitoring wells can be worked around.
- In 2013, the Township obtained final judgment for closing on the property but same was never executed; Pulverizing still owns the site.
- The Township would have to acquire the site.
- A lease would be signed for 20-25 years with an extension available.
- Development costs are born by the lessee.
- There are no costs to the town except professional review and an escrow would offset those costs. There is a decommissioning bond in case someone defaults on the project.
- The Township would have to enter into an agreement with USEPA, who has a lien on this property for over \$1 million. Historically, the USEPA has been flexible with relinquishing liens. When a solar project and municipal building were being discussed years ago, the USEPA had said if the Township did not sell the property and profit, it would relinquish the lien for \$50,000.
- Systems from ten years ago have seen their return, if not over one-hundred percent.
- The site would have to be fenced.
- Office or industrial use will bring more traffic.

- There is no better time to invest in solar in the US than right now.

Discussion with Council was had. Mr. Forstein advised on the revenues and savings to be derived. He also advised that this is his expertise. He advised that he is not looking to develop the property; he is a resident and wants to see the Township get the best lease payments. Questions of Council were addressed. Mr. Forstein advised of the sustainable benefits (pollinator plants, emissions offset).

Discussion on the foreclosure was had. Mr. Aberant thought the Township would need to renegotiate and if it were uncontested, it could take twelve months. Council expressed interest in moving forward. Mr. Donnelly advised the municipal building was built for solar and asked if they could look into that; Mr. Forstein said, sure. Mayor Gillespie thanked them.

ORDINANCES ON SECOND READING: The Township Manager read Ordinance 1-2020 by title.

1-2020 Amending Chapter 168-52 Of The Code Of The Township Of Moorestown Entitled "Vehicles And Traffic, Schedule II: Speed Limits" (Borton Landing Road Zone (C))

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

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

MOTIONED BY: Mr. Locatell
SECONDED BY: Mr. Donnelly
ABSTAIN: None
ABSENT: None
VOTE: All in favor

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

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

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Petriello
ABSTAIN: None
ABSENT: None
ROLL CALL VOTE: All in favor

The Township Manager read Ordinance 2-2020 by title.

2-2020 An Ordinance Of The Township Of Moorestown Amending Chapter 180 Entitled "Zoning" Of The Township Of Moorestown By Creating The MX-1 And MX-2 Districts In Furtherance Of The Fair Housing Act

Mayor Gillespie opened the public hearing.

Dan Herman, representing PREIT, hoped that Council received their suggested changes and asked that the ordinance be adopted with the changes.

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

MOTIONED BY: Mr. Donnelly
SECONDED BY: Mr. Locatell
ABSTAIN: None
ABSENT: None
VOTE: All in favor

Mayor Gillespie asked for discussion by Council. Mr. Aberant advised that the Planning Board reviewed the ordinance for consistency with the Master Plan, in accordance with law. Mr. Merchel advised that the Planning Board found the ordinance to be consistent. Michelle Taylor, on behalf of the Planning Board, made recommendations for the governing body to consider. Mayor Gillespie asked if there were any comments concerning the Ms. Taylor's recommendations. All agreed that Section F.4. and 8. should be the same, i.e., the floor area ratio should be .35 (they are different). Mr. Aberant advised that same is not a substantial change to what was advertised and the ordinance would not have to be republished. Mr. Locatell said Council is in constant conversation about evolvment at the site (residential, Sears going out of business). He questioned whether Sears would be able to build something at the site. Mr. Herman advised that he is not at liberty to discuss the lease; however, the lease dictates what can and cannot be done and PREIT owns the underlying real estate. Mr. Locatell felt Council could move forward with adoption knowing this ordinance is a place holder (apt to change). Mr. Donnelly recommended adopting as is. Mr. Aberant advised that Council could adopt on February 24 considering the fairness hearing is on March 11. Next date to file an objection is February 20. Ms. Napolitano supported moving forward and reevaluating whether there are changes Council wishes to make. Mayor Gillespie recognized the need to adopt an ordinance in time for the hearing, but noted that Council may be putting at risk its relationship with PREIT. Mr. Herman wanted to confirm that Council had seen its most recent suggested amendments; same was confirmed.

Mayor Gillespie noted that a member of the public wishes to speak. She asked for a motion to reopen the public hearing.

MOTIONED BY: Ms. Petriello
SECONDED BY: Mr. Donnelly
ABSTAIN: None
ABSENT: None
VOTE: All in favor

Doug Maute, 141 Pleasant Valley Avenue, advised that discussion by Council on amendments occurred after the close of the public hearing. He said he does not know what the amendments are; and same concerns him. He said the changes have not been shared with the public. He suggested that Council move forward with adoption but that any amendments that were made be made available to the public.

Kathy Sutherland, 417 North Church Street, asked for clarification. Mayor Gillespie advised that the ordinance does not change anything that was discussed; it is an overlay zone for the mall and Kmart shopping center sites. The zone allows the owners to build residential, but must include twenty-percent affordable housing if they develop residential housing.

Chris Buoni, 246 Nicholson Drive, asked if Council felt a hotel is not a significant change. Mayor Gillespie advised that it is in the ordinance as a conditional use; PREIT is suggesting that it be permitted as a principal use. Mr. Buoni advised that the Planning Board can hold a special meeting and felt that if Council makes a significant change, it could find itself in trouble. Mr. Aberant advised what the language said.

Erin Nowak, 201 Haines Drive, said the Planning Board has found that the Township has a deficit of mini parks. She wanted to ensure that there is adequate planning for mini parks – sufficient for the population increase.

There were no further comments.

Mr. Locatell advised that Council could adopt tonight as is or in order to alleviate any future challenge, it could continue the public hearing until the next meeting so that it may have adequate time to determine if any of the changes are considered substantial. If there are any, then they can be removed and the ordinance adopted at the next meeting without any substantial changes and amended later. It would also allow time for the public to review the changes.

Mayor Gillespie asked for a motion to reopen the public hearing.

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Napolitano
ABSTAIN: None
ABSENT: None
ROLL CALL VOTE: All in favor

Mayor Gillespie asked for a motion to continue the public hearing until February 24, 2020 at 7:30 p.m.

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Napolitano
ABSTAIN: None
ABSENT: None
ROLL CALL VOTE: All in favor

Mr. Merchel advised that he will arrange for a special meeting for Council to discuss.

ORDINANCES ON FIRST READING: The Township Manager read Ordinance 3-2020 by title. Mr. Merchel provided a brief explanation.

3-2020 Refunding Bond Ordinance Of The Township Of Moorestown, In The County Of Burlington, New Jersey, Providing For The Current Refunding Of All Or A Portion Of Certain General Improvement Bonds And Certain Water-Sewer Utility Bonds Of The Township, Appropriating \$20,100,000 Therefor And Authorizing The Issuance By The Township Of Refunding Bonds In The Aggregate Principal Amount Of Not Exceeding \$20,100,000 For Financing The Cost Thereof

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

Mayor Gillespie asked for a motion to introduce the ordinance on first reading and set the public hearing date for February 24, 2020 at 7:30 p.m.

MOTIONED BY: Ms. Petriello
SECONDED BY: Mr. Donnelly
AYES: Councilmembers Gillespie, Donnelly, Locatell, Napolitano, Petriello
NAYES: None
ABSTAIN: None
ABSENT: None

The Township Manager read Ordinance 4-2020 by title.

4-2020 Amending Chapter 45A Of The Code Of The Township Of Moorestown Entitled "Alarms"

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

Mayor Gillespie asked for a motion to introduce the ordinance on first reading and set the public hearing date for February 24, 2020 at 7:30 p.m.

Mr. Merchel noted that Mr. Orsini had addressed some questions of members in writing, but he could not be here this evening. He questioned whether Council wished to move forward with the information it received or whether it wished to delay the matter. Discussion was held. Ms. Petriello said she has questions on 5-2020.

A motion was made by Ms. Petriello, seconded by Mr. Donnelly, to introduce the ordinance on first reading and set the public hearing date for February 24, 2020 at 7:30 p.m.

Mr. Locatell advised that he has questions on 4-2020

A motion was made by Ms. Petriello, seconded by Mr. Donnelly, to rescind her previous motion. The vote was unanimous and the motion carried.

Mayor Gillespie asked for a motion to carry first reading of Ordinance Nos. 4-2020 and 5-2020 until February 24, 2020 at 7:30 p.m.

4-2020 Amending Chapter 45A Of The Code Of The Township Of Moorestown Entitled "Alarms"

5-2020 Amending Chapter 79 Of The Code Of The Township Of Moorestown Entitled "Fire Prevention And Protection"

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Napolitano
ABSTAIN: None
ABSENT: None
ROLL CALL VOTE: All in favor

Mr. Merchel advised that the ordinances pertain to recommended increases in fees by the Fire Official. He said the fees are still low overall and have not been increased in a long time.

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

1. 75-2020 Authorizing The Purchase Of One (1) Ver-Mac Trailer Mounted Message Board Under State Contract In The Amount Of \$23,092.30
2. 76-2020 Authorizing The Tax Collector To Cancel And Refund A Tax Overpayment
3. 77-2020 Authorizing The Township Clerk And The Mayor To Sign The Shared Services Agreement Between The Burlington County Board Of Chosen Freeholders And The Township Of Moorestown For Certain Work/Repairs
4. 78-2020 Authorizing Execution Of Amendment No. 6 To Lease Agreement Between The Township Of Moorestown, And Innovasystems, Inc. For Premises Located At 1245 North Church Street
5. 79-2020 Authorizing Release Of Performance Guarantee For Mechling Farms, Section 4 (Block 3801, Lot 33)

Mayor Gillespie opened the floor for public comment. There was none.

Mayor Gillespie asked for discussion by Council. Ms. Petriello noted that with regard to Resolution 79-2020, one of the plants planted was an ash tree. She asked how ash trees are still being planted and what can be done to ensure that they are not approved/planted. Mr. Merchel advised that the engineer is aware and said that the developer will change out the ash tree.

Mayor Gillespie asked for a motion to adopt the resolutions.

MOTIONED BY: Ms. Napolitano
SECONDED BY: Ms. Petriello
ROLL CALL VOTE: All in favor

MINUTES: Mayor Gillespie asked for comment or a motion to approve the minutes.

1. January 24, 2020 Special and Closed Session
2. January 27, 2020 Regular and Closed Session

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Petriello
ROLL CALL VOTE: All in favor

APPROVAL OF EXPENDITURES: Mayor Gillespie asked for comment or a motion to approve the expenditures.

MOTIONED BY: Mr. Locatell
SECONDED BY: Ms. Napolitano
ROLL CALL VOTE: All in favor

MANAGER'S REPORT: Mr. Merchel advised that he is working with the professionals on the refunding bond.

COMMENTS FROM THE PUBLIC (Items on and off the agenda):

Pamela Richards, 304 Colonial Avenue, advised that the approved tree list was discussed last year and placed on the website and applicants were supposed to receive a copy. She expressed her concern with errors made by Mr. Slaugh.

Monique Begg, 209 Parry Drive, thanked Mayor Gillespie for what she does in consideration of disadvantaged families in town. She said that in the spring she would like to get together with people for ideas; the program should continue. It is worthwhile and many children benefit from it.

Carol Radomski, 6 Meadow Drive, asked why the big difference between residential and commercial in the water/sewer rate adjustments. Mr. Merchel advised that residential had a bigger discount that needed to come up. He explained. Ms. Radomski asked, shouldn't the costs be cheaper with the improvements to the water treatment plants. Mr. Merchel advised that it is a more complex treatment system which is costlier. Ms. Radomski asked if the NJ Department of Transportation (NJDOT) plan for Route 38 and Fellowship Road will be rolled out to the public like the previous plan was. She said she is not happy with either plan, both options will have a substantial impact on Church Street. She advised of the detriments and indicated that now someone

wants to develop an assisted living center there. Mr. Locatell advised that Council provided comment to the first plan thirteen months ago. He said he thinks the second plan is a negotiating tactic.

Chris Buoni, 246 Nicholson Drive, asked if it would be appropriate to add an executive session with PREIT tonight. Mayor Gillespie advised that Council needs to review the ordinance. Mr. Buoni asked questions regarding the rate increases and current surplus. Mr. Merchel responded. Mr. Buoni asked that the budget presented to Council be placed on the website. Mr. Merchel advised that when there are changes, it is difficult to keep it live.

Kathy Sutherland, 417 North Church Street, advised of a bridge that is in terrible condition. Mr. Locatell said it is being totally replaced. She said she always thought a hotel would be a great advantage to town and that multi-use and overlay is good, plus retail services. She supported a hotel use at the mall site.

Doug Maute, 141 Pleasant Valley Avenue, thanked Mr. Elwell and Mr. Forstein for all their work, noting they spent a year researching. He asked Council to keep the torch going. He did not feel the property would ever sell with the liens, taxes and monitoring wells on the property. Mr. Maute advised that the SRI zone was on the Planning Board agenda in December; it should be ready to go. Mr. Maute inquired about the water rate increase; Mr. Merchel responded. Mr. Maute asked why Council does not go out for a request for proposal to find a consultant that can find out who contaminated the property. Mayor Gillespie advised it is consumed with affordable housing right now. Mr. Maute thanked Council for the Kindness Week Proclamation and suggested Mr. Donnelly take a look at it.

Dan Herman, PREIT, asked to see the comments made by the Planning Board in connection with Ordinance 2-2020 and to be advised what is substantial and not substantial with regard to PREIT's suggested changes. He said the public hearing date is problematic for PREIT. Mayor Gillespie advised that the Township will send a letter; it must first discuss the changes and implications.

WORKSHOP CONTINUED (if necessary): Not necessary.

CLOSING COMMENTS BY COUNCIL:

All thanked the public for coming out.

Ms. Napolitano advised on the upcoming Open Space Advisory Committee and Sustainable Moorestown meetings.

Mr. Petriello thanked Mr. Elwell and Mr. Forstein for their presentation.

CLOSED SESSION: None.

ADJOURNMENT: At 9:46 p.m., there being no further business, a motion was made to adjourn.

MOTIONED BY: Mr. Locatell
SECONDED BY: Mr. Donnelly
VOTE: All in favor

PATRICIA L. HUNT, RMC
Township Clerk