GLOUCESTER TOWNSHIP COUNCIL MEETING

SEPTEMBER 10, 2018

PLEDGE ALLEGIANCE TO THE FLAG

INVOCATION: Rev. Dr. Mouris A. Yousef

COMMENCEMENT STATEMENT: Mr. Mercado

ROLL CALL:

Mr. Hutchison
Mr. Owens
Mrs. Stubbs
Mrs. Winters
Mr. Mignone
Mrs. Trotto
Mr. Mercado

Mr. Carlamere, Solicitor
Mr. Cardis, Business Administrator
Mrs. Power, Township Clerk, RMC
Mr. Lechner, Community Development
Chief Earle, Police
Mr. Cantwell, Township Engineer

PRESENTATION: HIGHLAND HIGH SCHOOL BASEBALL TEAM

PUBLIC PORTION: Public participation shall be for agenda items only. Anyone addressing Council may speak one time. Once all those wishing to address Council have had their turns, they may address Council a second time, only if it adds to what was said earlier, not repeating earlier statements.

RESOLUTIONS:
CONSENT AGENDA

R-18:09-245 RESOLUTION AUTHORIZING PAYMENT OF BILLS

R-18:09-246 RESOLUTION GRANTING PERMISSION TO MAINSTAGE CENTER FOR THE ARTS TO CLOSE A PORTION OF THE BLACK HORSE PIKE IN THE TOWNSHIP OF GLOUCESTER FOR THE ANNUAL PUMPKIN FESTIVAL

R-18:09-247 RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR C. KEYS, LLC 611 BERLIN-CROSS KEYS ROAD, BLOCK 18501, LOT 12 IN THE TOWNSHIP OF GLOUCESTER

R-18:09-248 RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 – FINAL FOR SEWER LATERAL – PUBLIC WORKS BUILDING

R-18:09-249 RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR PARTICIPATION IN GLOUCESTER TOWNSHIP'S SNOW REMOVAL PROGRAM

R-18:09-250 RESOLUTION REQUESTING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A.40A:4-87 (Chapter 159 P.L. 1948)

R-18:09-251 RESOLUTION REQUESTING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A.40A:4-87 (Chapter 159 P.L. 1948)

GT E-GOV ACCESS

PUBLIC PORTION: Public participation, which shall be any item the public chooses to address to the Township Council. Anyone addressing Council may speak one time. Once all those wishing to address Council have had their turns, they may address Council a second time, only if it adds to what was said earlier, not repeating earlier statements.

POLLING OF DIRECTORS

POLLING OF COUNCIL

(If needed)
RESOLUTION TO EXCLUDE THE PUBLIC FROM DISCUSSION OF EXEMPTED SUBJECT MATTER AT A REGULAR OR SPECIAL SESSION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER PURSUANT TO N.J.S.A. 10:4-6 ET SEQ. OF THE OPEN PUBLIC MEETINGS ACT

ADJOURN

R-18:09-245

RESOLUTION AUTHORIZING PAYMENT OF BILLS

BE IT RESOLVED BY THE Township Council of the Township of Gloucester, in the County of Camden, that the following bills are approved by the Township Council in accordance with the provisions of Ordinance 0-82-16 and certified by the Chief Financial Officer that the claims are proper obligation of the township, that adequate funds are available to honor these claims in the account indicated and the claim should be paid:

CURRENT ACCOUNT Per attached computer readout of the claims presented in the amount of	$ 6,771,419.69
CAPITAL ACCOUNT Per attached computer read out of the claims presented in the amount of	$ 39,011.66
DEVELOPERS ESCROW Per attached computer read out of the claims presented in the amount of	$ 2,341.25
TRUST Per attached computer readout of the claims presented in the amount of	$ 60,916.82
ANIMAL Per attached computer readout of the claims presented in the amount of	$ 2,400.00
MANUAL CHECKS Per attached computer readout of the claims presented in the amount of	$ 529,020.57

Adopted: September 10, 2018

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PRESIDENT COUNCIL

ATTEST:

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TOWNSHIP CLERK

R-18:09-246

RESOLUTION GRANTING PERMISSION TO MAINSTAGE CENTER FOR THE ARTS TO CLOSE A PORTION OF THE BLACK HORSE PIKE IN THE TOWNSHIP OF GLOUCESTER FOR THE ANNUAL PUMPKIN FESTIVAL

WHEREAS, Mainstage Center for the Arts requests permission from the Township Council of the Township of Gloucester to close a portion of the Black Horse Pike from Church Street to Lake Avenue to hold its annual Pumpkin Festival, on Sunday, October 7, 2018 beginning at 6:30 am through 6:00 pm; and

WHEREAS, pursuant to State Law, the governing body of the Township of Gloucester must grant permission by Resolution authorizing the closing of a state road, before a permit is issued by the State of New Jersey; and

NOW, THEREFORE, IT IS HEREIN RESOLVED, that Mainstage Center for the Arts is hereby granted permission by the Township Council of the Township of Gloucester to close a portion of the Black Horse Pike, from Church Street to Lake Avenue for the annual Pumpkin Festival.

Adopted: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

R-18:09-247

RESOLUTION AUTHORIZING RELEASE OF SECURITIES FOR C. KEYS, LLC
611 BERLIN-CROSS KEYS ROAD, BLOCK 18501, LOT 12
IN THE TOWNSHIP OF GLOUCESTER

WHEREAS, the developer of C Keys, LLC has supplied the Township of Gloucester with securities covering this site plan, within the Township of Gloucester, and

WHEREAS, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester, and

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the securities in the amount of $52,099.20 in the name of C Keys, LLC be released and the posting of the approved maintenance bond is hereby accepted from The Jemstone Group, LLC in the amount of $8,683.20.

Adopted: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

REMINGTON & VERNICK ENGINEERS

RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

April 4, 2018

Jemstone Cross Keys, Inc.
c/o The Jemstone Group
358 Fifth Avenue, Suite 1405
New York, NY 10001

RECEIVED APR 09 2018

Attention: James Boyle

Re: The Shoppes at Cross Keys, Phase II
611 Berlin-Cross Keys Road, Gloucester Township
Block 18501, Lot 12
Our file #04-15-P-1151.i

Dear Mr. Boyle:

It is our understanding that your company is the new owners of The Shoppes at Cross Keys. Our office provides engineering services for Gloucester Township. Stoltz Management Company has requested that we contact you about the required maintenance guarantee.

Attached, is a copy of our October 26, 2017 recommendation to release the Performance Guarantee. This is contingent on (1) posting a two-year Maintenance Guarantee in the amount of $8,683.20, and (2) that all outstanding Remington & Vernick vouchers related to the project have been paid.

If you have any questions regarding this matter, please contact me at (856) 216-1890, extension 1083.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS

John J. Cantwell, P.E., P.P., C.M.E.

JJC/mcb

cc: Nancy Power, Clerk; Kenneth Lechner; Linda Clark; Theresa Susco (Stoltz Management)

I:\municipal\gloucester township\p1151 shoppes at cross keys, phase 2\maintenance guarantee 1.doc

THE JEMSTONE GROUP, LLC
A NEW KIND OF COMMERCIAL REAL ESTATE

JEMSTONE CROSS KEYS LLC

VIA FEDEX

August 7, 2018

Ms Nancy Power
Township Clerk
Township of Gloucester
1261 Chews Landing Road
Gloucester Township, NJ 08021

Re: Maintenance Guarantee Deposit
The Shoppes at Cross Keys, Phase II
Block 18501, Lot 12
File # 04-15-P-1151.i Remington & Vernick Engineers

Dear Power:

Attached find a check in the amount of $8,683.20 representing the amount of the two-year Maintenance Guarantee recommended by RVE.

It is our understanding that a full refund of the $8,683.20 could be requested in a letter from Jemstone Cross Keys LLC on August 10, 2020, at the conclusion of two years.

It is also our understanding that upon deposit of these funds, the prior owner of the shopping center property, C Keys LLC, a Delaware Limited Liability Company affiliated with Stoltz Real Estate Partners, would be entitled to release from its Performance Guaranty of $52,099.20. Please note that if there are any outstanding RVE vouchers, those charges would apply to C Keys LLC.

I am attaching as further documentation the April 4, 2018 letter from RVE to Jemstone Cross Keys LLC as well as the October 26, 2017 letter (pertaining to the Performance Guarantee Release) from RVE to Rosemary DiJosie, Township Clerk.

If you have any questions, please do not hesitate to contact my office.

Very Truly Yours,

Joseph I. Jemal
Jemstone Cross Keys LLC

CC: James Boyle (Jemstone), Samuel Jemal (Jemstone), Lawrence Maher, Esq., Theresa Susco (Stoltz Management)

358 Fifth Avenue, Suite 1405 New York, New York 10001 Tel: 212-290-1818 Fax: 212-290-3138 www.TheJemstoneGroup.com

REMINGTON & VERNICK ENGINEERS
RVE 1901

51 Haddonfield Road, Suite 260
Cherry Hill, NJ 08002
O: (856) 795-9595
F: (856) 795-1882

October 26, 2017

Ms. Rosemary DiJosie
Township Clerk
Gloucester Township
P.O. Box 8
Blackwood, NJ 08012

Re: Gloucester Township
The Shoppes at Cross Keys, Phase II
611 Berlin-Cross Keys Road
Block 18501, Lot 12
Twp. Inspection #09176
Performance Guarantee Release
Our File: 04-15-P-1151.I

Dear Ms. DiJosie:

At the request of the applicant, our office has conducted an inspection of the site improvements for the above-referenced project. Based upon our investigation, we recommend the release of the Performance Guarantee established in the amount of **$52,099.20** and the Cash Guarantee in the amount of **$5,788.80**. Prior to this release, we also recommend the activation of the Maintenance Guarantee in the amount of **$8,683.20**, representing 15% of the Total Bonded Improvements for the items covered by the Performance Guarantee. This amount is to be held for a period of two (2) years.

The release of the Performance Guarantee is contingent upon the payment of all-outstanding Remington & Vernick Engineers' Vouchers. If you should have any questions, please contact Steven D. Fini, Regional Field Supervisor, at 856-795-9595.

Sincerely,
REMINGTON & VERNICK ENGINEERS, INC.

Anthony W. Donofrio, C.M.I., E.T.
Department Head
Construction Management/Inspection Department

John J. Cantwell, P.E., P.P., C.M.E.

AWD:JJC:sdf
cc: Mayor David Mayer
Thomas C. Cardis, Administrator
Kenneth Lechner, Township Planner
Kevin Bucceroni, Public Works
Stoltz Management Co., 725 Conshohocken St. Rd., Bala Cywyd, PA 19004

L:\product\glou\wp\p1151.i- the shoppes @ cross keys ph2-insspection; escrow #09176; applic.#111048\insp\perf. guarantee release (items covered certain bond items only)- 10-26-17.doc

R-18:09-248

RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 – FINAL FOR SEWER LATERAL – PUBLIC WORKS BUILDING

WHEREAS, it was necessary to make changes in the scope of work to be done in completing the Sewer Lateral at the Public Works Building,

WHEREAS, Change Order No. 1 - FINAL was developed to itemize and authorize those changes;

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that Change Order No. 1 – FINAL is hereby authorized and approval is hereby granted to revise the contract cost from $35,393.00 to $34,603.00.

Adopted: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

R-18:09-249

RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR PARTICIPATION IN GLOUCESTER TOWNSHIP'S SNOW REMOVAL PROGRAM

WHEREAS, the 2019 Budget provides funds for the purchase of certain materials and supplies and equipment whose aggregate value will exceed $40,000.00, and

WHEREAS, the State Statutes require that items exceeding $40,000.00 be properly advertised and bids received.

NOW, THEREFORE, BE IT RESOLVED that the Advertising of Bids is hereby authorized, in accordance with the respective specifications for the following items:

SNOW REMOVAL CONTRACTORS FOR PARTICIPATION IN GLOUCESTER TOWNSHIP'S SNOW REMOVAL PROGRAM

Adopted: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

R-18:09-250

RESOLUTION REQUESTING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item has been made available by Law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount.

WHEREAS, the Chief Financial Officer has certified that the Township has received a grant in the amount of $10,900.00 Hazardous Materials Emergency Preparedness Grant.

NOW THEREFORE, BE IT RESOLVED that the Township of Gloucester hereby requests the Director of Division of Local Finance to approve the insertion of an item of revenue in the 2018 CY Budget in the amount of $10,900.00 which item is now available as revenue from the receipt of the Hazardous Materials Emergency Preparedness Grant.

BE IT FURTHER RESOLVED that a like sum of $10,900.00 is hereby appropriated under the caption of:

OPERATIONS "EXCLUDED FROM CAP"
Hazardous Materials Emergency Preparedness Grant $10,900.00

BE IT FURTHER RESOLVED that the Township CFO email certified copy of this resolution to the Director of Local Government Services for approval.

ADOPTED: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK

R-18:09-251

RESOLUTION REQUESTING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE BUDGET OF ANY COUNTY OR MUNICIPALITY PURSUANT TO N.J.S.A. 40A:4-87 (Chapter 159 P.L. 1948)

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Finance may approve the insertion of any special item of revenue in the budget of any County or Municipality when such item has been made available by Law and the amount thereof was not determined at the time of the adoption of the budget, and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount.

WHEREAS, the Chief Financial Officer has certified that the Township has received a grant in the amount of $116,589.85 Clean Communities Grant.

NOW THEREFORE, BE IT RESOLVED that the Township of Gloucester hereby requests the Director of Division of Local Finance to approve the insertion of an item of revenue in the 2018 CY Budget in the amount of $116,589.85 which item is now available as revenue from the receipt of the Clean Communities Grant.

BE IT FURHER RESOLVED that a like sum of $116,589.85 is hereby appropriated under the caption of:

OPERATIONS "EXCLUDED FROM CAP"
Clean Communities Grant $116,589.85

BE IT FURTHER RESOLVED that the Township CFO email a certified copy of this resolution to the Director of Local Government Services for approval.

ADOPTED: September 10, 2018

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PRESIDENT OF COUNCIL

ATTEST:

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TOWNSHIP CLERK