

**GLOUCESTER TOWNSHIP COUNCIL MEETING
JULY 8, 2019
MUNICIPAL BUILDING, CHEWS LANDING**

Pledge Allegiance to the flag

Invocation: Father Joseph Ganiel

Statement: Mr. Mercado read a statement setting forth the time, date and place of this meeting, that it was properly advertised, posted and filed in the Office of the Township Clerk pursuant to the Open Public Meetings Act.

ROLL CALL:

Mr. Hutchison	Mr. Carlamere, Solicitor
Mr. Owens	Mr. Cardis, Business Administrator
Mrs. Stubbs-late	Mrs. Power, Township Clerk, RMC
Mrs. Winters-abs.	Mr. Lechner, Community Development-abs.
Mr. Mignone	Chief Earle, Police
Mrs. Trotto	Mr. Chadwell, Township Engineer
Mr. Mercado	

PUBLIC PORTION:

Mr. Mercado opened the public portion.
There being no comment, the public portion was closed.

BID REPORT:

**PETER CHEESEMAN ROAD & COLLEGE DRIVE TRAFFIC SIGNAL
IMPROVEMENTS
BIDS RECEIVED JULY 2, 2019 @ 10:00 AM**

<u>CONTRACTOR</u>	<u>BID PRICE</u>
Diehl Electric, Inc.	\$101,553.11
Techna-Pro Electric, LLC	\$79,473.50

Mr. Hutchison made a motion to accept, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 6-0.

WAIVE THE READING AND ACCEPT THE MINUTES OF:

EXECUTIVE SESSION:
June 3, 2019

REGULAR SESSION:
June 10, 2019
June 24, 2019

Mr. Owens made a motion to accept, seconded by Mr. Mignone. Roll call vote: Mr. Hutchison abstained from the executive session for June 3, 2019. All in favor. Motion carried. 6-0.

ORDINANCES: FIRST READING

O-19-12

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN
AND STATE OF NEW JERSEY ADOPTING THE ADDITION OF BLOCK 13103,
LOTS 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 IN THE COLLEGE DRIVE
REDEVELOPMENT PLAN IN ACCORDANCE WITH N.J.S.A. 40A:12A-1 ET
SEQ., LOCAL REDEVELOPMENT AND HOUSING LAW.**

WHEREAS, the Township Council of the Township of Gloucester, County of Camden and State of New Jersey desires previously designated certain properties, known as Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 as a “Non-Condensation Redevelopment Area” in need of redevelopment and authorizing the Township of Gloucester to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain; and

WHEREAS, the “Non-Condensation Redevelopment Area” is further identified in a report titled “Redevelopment Study & Preliminary Investigation Report, as prepared by T&M Associates, dated May 24, 2019; and

WHEREAS, the Township Council of the Township of Gloucester previously found that the public health, safety, morals and welfare of the community shall be promoted by the adoption of the redevelopment plan titled “ College Drive Redevelopment Plan, “ (“Redevelopment Plan”) as prepared by the Department of Community Development & Planning dated March 2015; and

WHEREAS, the Township Council of the Township of Gloucester finds the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 to the Redevelopment Plan will facilitate economic growth and development in the Redevelopment Area; and

WHEREAS, the Planning Board of the Township of Gloucester has adopted a Master Plan Reexamination Report providing the appropriate use and development of lands in the Township in a manner that will promote the public health, safety, morals and general welfare and the Township Council has determined that the Redevelopment Area is in an area in need of redevelopment; and

WHEREAS, the Township Council does hereby make the following findings for the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 within the Redevelopment Plan pursuant to N.J.S.A. 40A:12A-7, Adoption of Redevelopment Plan:

- A.) The Planning Board of the Township of Gloucester in accordance with N.J.S.A. 40A:12A-6, conducted a public hearing on June 11, 2019, during which factual testimony was taken and all persons who were or would be affected by the Redevelopment area has an opportunity to be heard; and
- B.) The Planning Board of the Township of Gloucester is required to provide The Township Council a report containing its recommendation concerning the Redevelopment Plan including objectives consistent with the goals for development and redevelopment of the Township as expressed in the Master Plan; and
- C.) Township Council does hereby desire to move forward with first reading of this Ordinance subject to review and report by the Planning Board; and
- D.) It is the intent of Township Council to move forward with second reading and final adoption of this Ordinance, in the appropriate manner, and in accordance with Township Council’s review of recommendations of the Planning Board.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden and State of New Jersey as follows:

SECTION 1. The Township Council of the Township of Gloucester, does hereby adopt the addition of Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in the “College Drive Redevelopment Plan” for the Redevelopment Area so designated.

SECTION 2. In accordance with N.J.S.A. 40A:12A-7(c), the Zoning Map as included in Ordinance O-03-03, known as the Land Development Ordinance of the Township of Gloucester , be and hereby is amended to designate the aforementioned Block and Lots to the Redevelopment Area as the “CD-RD-College Drive Redevelopment District”

SECTION 3. The Township Council is designated as the Redevelopment Entity under the “College Drive Redevelopment Plan,” and may proceed with clearance, re-planning, development and redevelopment of the Redevelopment Area to effectuate the purposes of the Local Redevelopment and Housing Law.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: July 8, 2019

Adopted:

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mayor
David R. Mayer

Mr. Hutchison made a motion to adopt on first reading, to have second reading and public hearing on July 22, 2019 and to advertise by synopsis, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

ORDINANCES: SECOND READING – PUBLIC HEARING

O-19-10 ORDINANCE AMENDING CHAPTER 72 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED, “STREETS AND SIDEWALKS”

Mr. Mercado opened the public portion.
There being no comment, the public portion was closed.

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

O-19-11 ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY TO REPLACE CHAPTER 5 OF THE CODE OF THE TOWNSHIP OF GLOUCESTER ENTITLED “PERSONNEL POLICY AND PROCEDURES”

Mr. Mercado opened the public portion.
There being no comment, the public portion was closed.

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

**RESOLUTIONS:
CONSENT AGENDA**

R-19:07-208

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 \$ 400,030.01

CAPITAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$ 126,083.54

DEVELOPERS ESCROW

Per attached computer read out of the claims presented in the amount of \$ 17,504.75

TRUST

Per attached computer readout of the claims presented in the amount of \$ 12,403.80

ANIMAL

Per attached computer readout of the claims presented in the amount of \$ 11,319.53

MANUAL CHECKS

Per attached computer readout of the claims presented in the amount of

\$ 230,063.45

Adopted: July 8, 2019

ATTEST:

Council President
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: Mr. Owens abstained from PO 1903342 Invoices 4158289 and 4158296. All in favor. Motion carried. 6-0.

R-19:07-209

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP
OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING THE
EXECUTION OF AN INTER-MUNICIPAL SERVICE AGREEMENT BY AND
BETWEEN THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
AND THE TOWNSHIP OF GLOUCESTER FOR THE USE OF AN EMERGENCY
SERVICES CONTRACTOR**

WHEREAS, Township of Gloucester ("GT") and the Gloucester Township Municipal Utilities Authority ("GTMUA") have determined that the use of GTMUA's "EMERGENCY SERVICES CONTRACT with R.D. ZEULI, INC.", awarded pursuant to GTMUA Resolution R-06-17-66, on June 15, 2017, with a one year extension pursuant to GTMUA Resolution R-05-18-50 on May 17, 2018 with a second one year extension awarded pursuant to GTMUA Resolution R-04-19-39 on April 18, 2019 and the parties have determined that such an Agreement will be beneficial and cost effective to Gloucester Township and it's taxpayers; and

WHEREAS, GT and GTMUA intend, by virtue of an Interlocal Services Agreement to set forth the terms and conditions of said Agreement; and

WHEREAS, GTMUA has agreed to assume lead agency responsibilities; and

WHEREAS, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. encourages and promotes local units working together in an effort to save taxpayer dollars and promote government efficiencies; and

WHEREAS, Township Council desires to authorize the execution of an Inter-Municipal Service Agreement in the form attached hereto and made a part hereof, the form of which has been reviewed and approved by the Business Administrator and Solicitor for the Township of Gloucester.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester as follows:

1. The provisions of the WHEREAS clauses set forth above are incorporated herein by reference and made a part hereof.
2. The Mayor and or Business Administrator of the Township of Gloucester are hereby authorized to execute the subject Inter-Municipal Service Agreement in a form approved by the Township Business Administrator and Township Solicitor.

Adopted: July 8, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

R-19:07-210

**RESOLUTION CONSIDERING APPLICATION OF A PERSON TO PERSON
TRANSFER OF A PLENARY RETAIL CONSUMPTION LIQUOR LICENSE HELD BY
SARIN ENTERPRISES, INC. TRANSFERRING TO PR ENTERPRISES, LLC**

WHEREAS, PR Enterprises, LLC has made application for a Person to Person transfer of a Plenary Retail Consumption Liquor License held Sarin Enterprises, Inc., and

WHEREAS, notice of said transfer has been duly published, and

WHEREAS, no objections have been filed, and

WHEREAS, the applicant has disclosed and the authority has reviewed the source of all funds used in the purchase of the license and the licensed business, and all additional financing obtained in connection with the licensed business, and

WHEREAS, the Authority has received a written and sworn affidavit by an authorized representative of both the transferor and transferee, affirming that the transferee is aware of all obligations outstanding to New Jersey Alcoholic Beverage manufacturers, wholesalers, and distributors, and that either the transferee has assumed any such obligations or the obligations have been or will be satisfied by the transferor out of the proceeds of the sale of the licensed business.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester, County of Camden, that the application of PR Enterprises, LLC for a Person to Person transfer of a Plenary Retail Consumption Liquor License be and is hereby approved .

Adopted: July 08, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

R-19:07-211

RESOLUTION AUTHORIZING REFUNDING OF TAXES

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of Gloucester to authorize the refunding of the following credit balances:

BLOCK	LOT	NAME AND ADDRESS	YEAR	AMOUNT	REASON
18306	3	Wells Fargo Home Mtg. 1 Home Campus Mac X 2302-04D Des Moines, IA 50328	2019	\$1,890.00	Overpayment

Adopted: July 8, 2019

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY, APPROVING BLOCK 13103, LOTS 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 AND 12 AS AN AREA IN NEED OF REDEVELOPMENT PURSUANT TO N.J.S.A.40A:12A-1 ET SEQ.

WHEREAS, the Township Council of the Township of Gloucester, Camden County, New Jersey by Resolution No. 19:02-080 adopted February 25, 2019 designated the applicable municipal tax blocks and lots and authorized the Planning Board to undertake an investigation to determine whether an area identified as the College Drive Amended Redevelopment Study Area, hereinafter referred as the “Study Area” in an area in need of redevelopment pursuant to N.J.S.A. 40A:12A-1 et seq.; and,

WHEREAS, on June 11, 2019 upon due notice according to law, the Planning Board conducted a public hearing and considered a report titled, “Redevelopment Study & Preliminary Investigation Report” as prepared by T&M Associates dated May 24, 2019 hereinafter referred to as the “Report”; and,

WHEREAS, the Planning Board approved a resolution adopted June 25, 2019 recommending the governing body adopt a resolution designating municipal block and lot numbers within the Study area as “Non-Condensation Redevelopment Areas,” and,

NOW, THEREFORE, IT IS HEREIN RESOLVED by the Township Council of the Township of Gloucester, Camden County, New Jersey, as follows:

1. The Township Council is of the opinion and in agreement with the Planning Board that the municipal tax blocks and lots within the Study Area are in need of redevelopment with the exception of Block 13103, Lot 13
2. The redevelopment area determination shall authorize the Township of Gloucester to use all those powers provided by the Legislature for use in a redevelopment area other than the use of eminent domain herein referred to as a "Non-Condensation Redevelopment Area" within the Study Area for the following properties as identified in the Report:
 - a. Block 13103, Lots 3, 3.01, 4, 5, 6, 7, 8, 9, 10, 11 and 12
3. The following property is determined Not in Need of Redevelopment As noted in the Report and excluded from the Study Area:
 - a. Block 13103, Lot 13

Adopted: July 8, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk
Nancy Power, RMC

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

**RESOLUTION AUTHORIZING A PERMIT
FOR THE POSSESSION AND USE OF A FIREWORKS DISPLAY
FOR “NATIONAL NIGHT OUT”**

WHEREAS, pursuant to N.J.A.C. 5:70-2.7, the governing body of the Township of Gloucester must grant permission by Resolution authorizing such fireworks display before said permit may be issued; and

WHEREAS, proof of proper insurance coverage has been provided to the Township of Gloucester for a fireworks display in recognition of “National Night Out”.

NOW, THEREFORE IT IS HEREIN RESOLVED, that the possession and use of fireworks on the 6th day of August, 2019 is hereby granted and the appropriate Fire Official is hereby authorized to issue the proper permit.

Adopted: July 8, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

R-19:07-214

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY CONFIRMING THE
PURCHASE OF ITEMS THROUGH A CONTRACT WITH SOURCEWELL
(FORMERLY NJPA), A STATE APPROVED NATIONAL COOPERATIVE
PROGRAM**

WHEREAS, P.L. 2011,c139 allows the Township of Gloucester, as a local contracting unit, to utilize national cooperative contracts as a method of procurement, and

WHEREAS, Sourcewell is a Cooperative Purchasing Program in which the Township of Gloucester is a participating municipality, and

NOW THEREFORE BE IT RESOLVED, that the Township Council of the Township of Gloucester does hereby confirm, authorize and approve the purchase of the following items pursuant to the following State Approved cooperative purchasing awards through the contract with Sourcewell (Formerly NJPA).

<u>COMPANY</u>	<u>CONTRACT#</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
Foley CAT	#03211-CAT	CAT Loader Repairs	\$19,431.10

Adopted: July 8, 2019

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

R-19:07-215

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, COUNTY OF CAMDEN, NEW JERSEY CONFIRMING THE
PURCHASE OF VEHICLES THROUGH THE EDUCATIONAL SERVICES
COMMISSION OF NEW JERSEY (ESCNJ), A STATE APPROVED NATIONAL
COOPERATIVE PROGRAM**

WHEREAS, P.L. 2011, c139 allows the Township of Gloucester, as a local contracting unit, to utilize national cooperative contracts as a method of procurement, and

WHEREAS, Educational Services Commission of New Jersey (ESCNJ) is a cooperative purchasing program in which the Township of Gloucester is a participating municipality, and

NOW THEREFORE, IT IS HEREIN RESOLVED by the Township Council of the Township of Gloucester does hereby confirm, authorize and approve the purchase of vehicles pursuant to the following State Approved cooperative purchasing awards through the Educational Services Commission of New Jersey for 2019.

<u>COMPANY</u>	<u>ESCNJ NUMBER</u>	<u>PRESCRIPTION</u>	<u>AMOUNT</u>
Mall Chevrolet	#17/18-44	Chevy Silverado Long Bed Pick-up truck	\$31,150.00
Mall Chevrolet	#17/18-44	Chevrolet Express Extended Cargo Van	\$23,835.00

Adopted: July 8, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

R-19:07-216

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN
THE TOWNSHIP OF GLOUCESTER AND TECHNA-PRO ELECTRIC, LLC FOR
PETER CHEESEMAN ROAD & COLLEGE DRIVE TRAFFIC SIGNAL
IMPROVEMENTS**

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, determined that there is a need for Traffic Signal Improvements at the intersection of Peter Cheeseman Road & College Drive.

WHEREAS, sufficient funds have been provided, and

WHEREAS, the Township Council received bids or quotes

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that the proper Township Officials are hereby authorized to enter into an agreement with Techna-Pro Electric, LLC. for Traffic Signal Improvements at the intersection of Peter Cheeseman Road & College Drive in the amount of \$ 79,473.50 which was the lowest bid or quote received.

Adopted: July 8, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mr. Hutchison made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 6-0.

PUBLIC PORTION:

Mr. Mercado opened the public portion.

Denise Coyne of Chews Landing Road asked Council who is responsible for overseeing the Planning Board. Mr. Mercado stated Mr. Lechner or the Chairperson of the Planning Board. Mr. Carlamere stated the Planning Board is a quasi-judicial board with members who are appointed for various length terms. Mrs. Coyne asked if the Planning Board followed Robert's Rules of Order. Mr. Carlamere stated he believed they did. Mrs. Coyne stated she had several questions regarding the last Planning Board meeting. Mr. Carlamere stated those questions should be addressed to either Mr. Lechner or the board solicitor.

Ray Polidoro of Erial asked Mr. Owens why he abstained from the payment of specific bills.

Mr. Owens stated the public may perceive a conflict of interest if he did not abstain. Mr. Polidoro asked who is sponsoring the fireworks for National Night Out. Mr. Cardis stated there were funds in the budget for National Night Out and the awarding of a municipal alliance grant freed up funds in the general fund budget to cover the fireworks.

Paul Krugg of Blackwood Estates stated the primary vote occurred with the incumbents winning. Mr. Krugg stated individuals in the same position for too long become complacent. Mr. Krugg stated focus has been on the police and public works for too long. Mr. Krugg suggested priority be placed on financials and economic development.

There being no further comment the public portion was closed.

POLLING OF COUNCIL:

Mr. Hutchison thanked everyone for coming.

Mr. Owens thanked everyone for coming, thanked Chief Earle and all first responders, and reminded residents that this Friday, in Veterans Park, there will be Spiderman: Into the Multiverse would be shown.

Mrs. Stubbs thanked everyone for coming.

Mr. Mignone thanked everyone for coming and asked everyone to say safe.

Mrs. Trotto wished everyone a great evening.

Mr. Mercado wished everyone a great evening.

Mr. Hutchison made a motion to adjourn, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 7-0.

Respectfully submitted,

President of Council
Orlando Mercado

Nancy Power
Township Clerk, RMC

