

GLOUCESTER TOWNSHIP COUNCIL MEETING

SEPTEMBER 9, 2019

PLEDGE ALLEGIANCE TO THE FLAG

INVOCATION: Rev. Lynn Davis

COMMENCEMENT STATEMENT: Mr. Mercado

ROLL CALL:

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

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.

PROCLAMATION: "NATIONAL OVARIAN CANCER AWARENESS"

BID REPORT: FY 2019 NJDOT MUNICIPAL AID RECONSTRUCTION OF KELLY DRIVER ROAD

MINUTES:

EXECUTIVE SESSION:

August 5, 2019

REGULAR SESSION:

August 12, 2019

August 26, 2019

ORDINANCES: FIRST READING

- O-19-15 ORDINANCE AMENDING ORDINANCE O-95-37 ON PROVIDING FOR PARTIAL REAL ESTATE TAX ABATEMENT TO RESIDENTIAL DWELLING UNITS (20) YEARS OR OLDER WHEREIN SUCH UNITS ARE IMPROVED UPON AND/OR REHABILITATED IN THE TOWNSHIP OF GLOUCESTER, IN THE COUNTY OF CAMDEN, NEW JERSEY
- O-19-16 ORDINANCE AMENDING ORDINANCE O-89-52 ON PROVIDING FOR TAX ABATEMENT FOR COMMERCIAL, INDUSTRIAL AND MULTIPLE DWELLING (APARTMENT) IMPROVEMENTS AND PROJECTS PURSUANT TO N.J.S.A. 40a:21-1 ET SEQ.

RESOLUTIONS:

CONSENT AGENDA

R-19:09-249 RESOLUTION AUTHORIZING PAYMENT OF BILLS

R-19:09-250 RESOLUTION AUTHORIZING REFUNDING OF TAXES

R-19:09-251 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF

GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING THE ENTERING INTO A SHARED SERVICE AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND FIRE DISTRICT #2, COUNTY OF CAMDEN, STATE OF NEW JERSEY FOR STREET SWEEPING SERVICES

- R-19:09-252 RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN THE TOWNSHIP OF GLOUCESTER AND ASPHALT PAVING SYSTEMS, INC. FOR THE FY 2019 NJDOT MUNICIPAL AID RECONSTRUCTION OF KELLY DRIVER ROAD
- R-19:09-253 RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR THE REHABILITATION OF THE LAKELAND PUBLIC STREET HOCKEY RINKS
- R-19:09-254 RESOLUTION APPOINTING A MEMBER TO THE EMERGENCY MANAGEMENT COMMITTEE
- R-19:09-255 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY AUTHORIZING THE ADOPTION OF POLICIES AND PROCEDURES FOR MANAGEMENT OF FEDERAL AID PROJECTS

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

PROCLAMATION

WHEREAS, ovarian cancer is the deadliest of all gynecologic cancers and the fifth leading cause of cancer deaths among women in the United States;

WHEREAS, in 2019, in the United States, approximately 22,530 new cases of ovarian cancer will be diagnosed and 13,980 women will die of ovarian cancer according to the American Cancer Society;

WHEREAS, a woman's risk of getting ovarian cancer during her lifetime is about 1 in 78 and her chance of dying from ovarian cancer is about 1 in 108;

WHEREAS, the mammogram can detect breast cancer and the Pap smear can detect cervical cancer, there is no reliable early detection test for ovarian cancer;

WHEREAS, the lack of an early detection test means that approximately 80 percent of cases of ovarian cancer are detected at an advanced stage;

WHEREAS, approximately 94% of patients live longer than 5 years after diagnosis when ovarian cancer is found early,

WHEREAS, scientists and physicians have uncovered changes in the BRCA genes that some women inherit from their parents, placing them at a higher risk to develop ovarian cancer;

WHEREAS, the family history of a woman has been found to play an important role in accurately assessing the risk of developing ovarian cancer and medical experts believe that family history should be taken into consideration during the annual well-woman visit of any woman;

WHEREAS, the Society of Gynecologic Oncology recommends that all women who are at high risk of breast and ovarian cancer or are diagnosed with ovarian cancer receive counseling and genetic testing;

WHEREAS, many people are unaware that the symptoms of ovarian cancer often include bloating, pelvic or abdominal pain, difficulty eating or feeling full quickly, urinary symptoms, and several other symptoms that are easily confused with other diseases;

WHEREAS, awareness of the symptoms of ovarian cancer by women and health care providers can lead to a quicker diagnosis;

WHEREAS, each year during the month of September, the Ovarian Cancer Research Fund Alliance and community partners hold a number of events to increase public awareness of ovarian cancer;

NOW, THEREFORE, BE IT RESOLVED, that I, David R. Mayer, Mayor of the Township of Gloucester and I, Orlando Mercado, Council President do hereby proclaim September 2019 as

NATIONAL OVARIAN CANCER AWARENESS MONTH

and support the goals and ideals of National Ovarian Cancer Awareness Month

Dated: September 9, 2019

David R. Mayer, Mayor

President of Council

**GLOUCESTER TOWNSHIP
FY 2019 NJDOT MUNICIPAL AID
RECONSTRUCTION OF KELLY DRIVER ROAD
BIDS RECEIVED SEPTEMBER 4, 2019 @ 10:00 AM**

<u>CONTRACTOR</u>	<u>BASE BID NO.1</u>	<u>BASE BID NO.2</u>
Asphalt Paving Systems	\$328,800.00	\$406,900.00

Respectfully Submitted,

Michelle Botsford
Office of the Township Clerk

**ORDINANCE AMENDING ORDINANCE O-95-37 ON PROVIDING
FOR PARTIAL REAL ESTATE TAX ABATEMENT TO RESIDENTIAL
DWELLING UNITS (20) YEARS OR OLDER WHEREIN SUCH UNITS
ARE IMPROVED UPON AND/OR REHABILITATED IN THE TOWNSHIP
OF GLOUCESTER, IN THE COUNTY OF CAMDEN, NEW JERSEY**

WHEREAS, Public Law 1991, Chapter 441, N.J.S.A. 40A:21-1 et seq., enables “qualified municipalities” to exempt from taxation the first \$25,000.00 of improvements per unit on housing 20 years or older for a period of five (5) years; and

WHEREAS, the Camden County Planning Board has previously determined that the Township of Gloucester is entitled to “qualified municipality” status pursuant to Public Law 1991, Chapter 441, and is formally granted such status.

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

Section 1. The Tax Assessor of the Township of Gloucester is hereby directed to allow tax abatements throughout the entire Township of Gloucester, in accordance with the provisions of Public Law 1991, Chapter 441, N.J.S.A. 40A:21-1 et seq.

Section 2. In determining the value of real property for the purpose of taxation, the first \$25,000.00 in the assessor's full and true value of home improvements for each dwelling unit primarily and directly affected by a home improvement in any single or multiple dwelling property more than twenty (20) years old shall be regarded as not increasing the value of such property for a period of five (5) years, notwithstanding that the value of the dwelling to which such improvements are made is increased thereby.

Section 3. In no event, however, shall the assessment during that period be less than the assessment thereon existing immediately prior to such home improvements unless there shall be damage through action of the elements sufficient to warrant a reduction.

Section 4. The above amounts up to \$25,000.00 shall be deducted from the amount, determined by the Tax Assessor on October 1 of any year following the completion of the improvements to be the true value of the improvement and shall continue to be so treated for each of the five (5) years subsequent to the original determination of the Tax Assessor.

Section 5. Additional improvements, completed during a period in which the improved property is subject to previously granted exemption privileges in an amount less than the maximum deduction permissible, shall be qualified for additional deduction privileges under terms and

conditions therein specified, provided, however, that in no tax year shall the total deductions for any single property exceed \$25,000.00.

Section 6. A claimant desiring to seek the exemption to the above shall file a written application with the Tax Assessor of the Township of Gloucester pursuant to the direction of Public Law 1991, Chapter 441.

Section 7. Any ordinance or regulation contrary to the provision of this ordinance is hereby repealed to the extent it is inconsistent herewith.

Section 8. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 9. This Ordinance shall become effective for the 2020 tax year, twenty (20) days after passage and publication as required by law.

Introduced: September 9, 2019

Adopted:

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mayor
David Mayer

**ORDINANCE AMENDING ORDINANCE O-89-52 ON PROVIDING
FOR TAX ABATEMENT FOR COMMERCIAL, INDUSTRIAL
AND MULTIPLE DWELLING (APARTMENT) IMPROVEMENTS AND
PROJECTS PURSUANT TO N.J.S.A. 40a:21-1 ET SEQ.**

WHEREAS, P.L. 1991, c. 441, and N.J.S.A. 40A:21-1 et seq. Enables “qualified municipalities” to enter into a tax abatement agreement for local property taxes certain industrial, commercial and multiple dwelling (apartment) improvements and projects; and

WHEREAS, the entirety of the Township of Gloucester has been determined by the Department of Community Affairs to be areas in need of rehabilitation in that they are endangered by blight and in need of rehabilitation as measured by physical deterioration of building maintenance in the area, the age of building stock and other structures; and arrearage in real property taxes due on buildings, structures or land in the area; and

WHEREAS, the Township Council of the Township of Gloucester has determined that the greater interest of the Township of Gloucester is served by encouraging the renovation and rehabilitation of existing commercial, industrial, and multiple dwellings (apartments) structures and by encouraging the construction of new commercial and industrial structures;

BE IT ORDAINED by the Township Council of the Township of Gloucester that the Township Council may enter into agreements with developers for tax abatement on commercial, industrial, and multiple dwelling (apartments) improvements or for Class 4 projects (commercial, industrial, Senior Citizen, age restricted apartments) providing for the abatement of real property taxation on projects and improvements via agreement for a period of five calendar years;

BE IT FURTHER ORDAINED that the following procedures shall govern agreements for tax abatement entered into by the Township Council and developers:

A. Improvements

1. All improvements, as defined in C. 40A:21-3 shall be abated by agreement real property taxes, if approved by the tax assessor after proper application has been made. Application shall be upon the form approved by the Director of the Division of Local Government Services, Department of Community Affairs.
2. Applicants should file a preliminary application for abatement on improvements prior to the commencement of construction of the improvements, and that the applicant must file a proper, final application

with the tax assessor within thirty (30) days of the completion of the improvement, in order to be eligible for tax exemption thereon.

3. Every properly completed application for exemption of one or more improvements which is filed within thirty (30) days of the completion of the improvement shall be approved and allowed by the assessor not later than within sixty (60) days of filing.

B. Projects

1. All projects, as defined in C. 40A:21-3, should have a preliminary application for abatement filed prior to the commencement of construction of the project, and that the applicant must file a proper, final application with the tax assessor within thirty (30) days of the completion of the project, in order to be eligible for tax abatement thereon.
2. Applicants for tax abatement on projects shall provide the Township Council with an application setting forth:
 - a. A general description of the project for which abatement is sought;
 - b. A legal description of all real estate necessary for the project;
 - c. Plans, drawings and other documents as may be required by the Township Council to demonstrate the structure and design of the project;
 - d. A description of the number, classes and types of employees to be employed at the project site within two years of completion of the project;
 - e. A statement of the reasons for seeking tax abatement on the project, and a description of the benefits to be realized by the applicant if tax abatement is granted;
 - f. Estimates of the cost of completing such project;
 - g. A Statement showing (1) the real property taxes currently being assessed at the project site; (2) estimated tax payments that would be made annually by the applicant on the project during the period of tax abatement; and (3) estimated tax payments that would be made by the applicant on the project during the first full year

following the termination of the tax abatement agreement;

- h. A description of any lease agreements between the applicant and proposed users of the project, and a history and description of the user's business; and
- i. Such other pertinent information as the Township Council may require.

Upon approval of an ordinance authorizing an agreement for tax abatement for a particular project or improvements, the Township Council shall enter into a written agreement with the applicant for the abatement of local real property taxes. The Agreement shall provide for the applicant to pay to the Township of Gloucester in lieu of full property tax payments an amount annually to be computed by using the tax phase-in method pursuant to subsection c of C. 40A:21-10. All tax abatement agreements hereunder shall be in effect for a period of 5 calendar years starting with the date of completion of the project.

All ordinances or parts of ordinances inconsistent with the terms hereof are hereby repealed to the extent of such inconsistency only.

If any section, paragraph, subsection, clause or provisions of this ordinance shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this ordinance as a whole or any other part thereof.

This ordinance shall take effect immediately upon its final passage and publication as provided by law, and shall include all applications made prior to adoption of this Ordinance.

Introduced: September 9, 2019

Adopted:

ATTEST:

Township Clerk, RMC
Nancy Power

President of Council
Orlando Mercado

Mayor
David Mayer

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 \$ 6,982,033.26

CAPITAL ACCOUNT

Per attached computer read out of the claims presented in the amount of \$ 130,772.40

DEVELOPERS ESCROW

Per attached computer read out of the claims presented in the amount of \$ 32,082.25

TRUST

Per attached computer readout of the claims presented in the amount of \$ 47,166.90

ANIMAL

Per attached computer readout of the claims presented in the amount of \$ 12,418.48

MANUAL CHECKS

Per attached computer readout of the claims presented in the amount of \$10,103,078.30

Adopted: September 9, 2019

ATTEST:

Council President
Orlando Mercado

Township Clerk, RMC
Nancy Power

R-19:09-250

RESOLUTION AUTHORIZING REFUNDING OF TAXES

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
2103	10	Green River Capital, LLC Attn: Aaron Ginsberg 7730 South Union Park Avenue, Suite 400 Midvale, UT 84047	2019	\$593.03	Erroneous Payment
6102	15	Wells Fargo Home Mtg. 1 Home Campus MAC F 2302-04D Des Moines, IA 50328	2019	\$1,520.01	Overpayment
17205	21	Holly Blackford 6 Ashland Ave. Sicklerville, NJ 08081	2019	\$2,205.97	Duplicate Payment
18506	22	Jennifer Grisolia 19 Farm Field Lane Sicklerville, NJ 08081	2019	\$443.74	Duplicate Payment
19004	22	LoanCare Serving Center P.O. Box 43070 Jacksonville, FL 32203 Attn: Debbie Bell-Escrow Dept.	2019	\$2,552.82	Overpayment

ADOPTED: September 9, 2019

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING THE ENTERING
INTO A SHARED SERVICE AGREEMENT BETWEEN THE
TOWNSHIP OF GLOUCESTER AND FIRE DISTRICT #2,
COUNTY OF CAMDEN, STATE OF NEW JERSEY
FOR STREET SWEEPING SERVICES**

WHEREAS, The Township Council of the Township of Gloucester has determined that entering into a shared services agreement with Gloucester Township Fire District #2 to provide Street Sweeper Services can significantly decrease cost incurred by the Township of Gloucester and Fire District #2 and continue and or increase and improve services to both Township and Fire District residents, and

WHEREAS, The Board of Fire Commissioners, Fire District #2 is in agreement with entering into a shared services agreement for Street Sweeper Services to be provided by the Township of Gloucester.

NOW THEREFORE, BE IT RESOLVED, by the Township Council that the Township of Gloucester is hereby authorized to enter into a shared services agreement with Gloucester Township Fire District #2 to provide Street Sweeper Services by Township of Gloucester.

BE IT FURTHER RESOLVED, that the shared services agreement shall be prepared for an initial term of one year and for consideration to be paid by Fire District #2 to the Township of Gloucester in the amount provided therein.

Adopted: September 9, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

R-19:09-252

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT BETWEEN
THE TOWNSHIP OF GLOUCESTER AND ASPHALT PAVING SYSTEMS, INC.
FOR THE FY 2019 NJDOT MUNICIPAL AID RECONSTRUCTION OF
KELLY DRIVER ROAD**

WHEREAS, the Township Council of the Township of Gloucester, County of Camden, determined that there is a need for the FY 2019 NJDOT Municipal Aid Reconstruction of Kelly Driver Road, and

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 Asphalt Paving Systems, Inc. for the FY 2019 NJDOT Municipal Aid Reconstruction of Kelly Driver Road in the amount of \$328,800.00 which was the lowest bid or quote received.

Adopted: September 9, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

**RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR THE
REHABILITATION OF THE LAKELAND PUBLIC STREET HOCKEY RINKS**

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:

**THE REHABILITATION OF THE LAKELAND PUBLIC
STREET HOCKEY RINKS**

Adopted: September 9, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

R-19:09-254

**RESOLUTION APPOINTING A MEMBER TO THE EMERGENCY MANAGEMENT
COMMITTEE**

BE IT RESOLVED, by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, that the following persons be and are hereby appointed to the Gloucester Township Emergency Management Committee as OEM Deputy Coordinator:

Edward Bryant	Deputy OEM Coordinator	3 years	06-01-2018 to 05-31-2021
	(Filling unexpired term of John Swack)		

Adopted: September 9, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF
GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AUTHORIZING THE
ADOPTION OF A POLICIES AND PROCEDURE MANUAL FOR MANAGEMENT OF
FEDERAL AID PROJECTS**

WHEREAS The Township of Gloucester has applied for a received funding through various Federal Aid Programs for approved capital projects, and

WHEREAS. It is recommended that the Township of Gloucester adopt a Policies and Procedure Manual for the Management of Federal Aid Projects to assure proper processing and continued receipt of Federal Aid for qualified projects, and

WHEREAS. The Township Council has determined that the attached "Policies and Procedures Manual for the Management of federal Aid Projects" is appropriate and will assist in the proper management of Federal Aid Projects and will assist the Township in future applications for Federal Aid for qualified projects.

NOW THEREFORE, it is herein RESOLVED by the Township Council of the Township of Gloucester that attached "Policies and Procedures Manual for the Management of Federal Aid Projects" be and is hereby adopted by the Township of Gloucester.

Adopted: September 9, 2019

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power