GLOUCESTER TOWNSHIP COUNCIL MEETING

SEPTEMBER 23, 2019

PLEDGE ALLEGIANCE TO THE FLAG

INVOCATION: Rev. Dr. Mouris 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. Chadwell, Township Engineer

PROCLAMATION: NATIONAL HISPANIC HERITAGE MONTH

PRESENTATION: HISPANIC HERITAGE MONTH HONOREES

Dr. Luis F. Amberths, Jr.	Ramon Evangelista	Santiago Gonzalez
Isabelle Reyes-Pitock	Mr. Juan Lara	Valeria Rangel
Hector Rodriquez	Sara Salazar	Sam Sweet

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.

ORDINANCES: SECOND READING – PUBLIC HEARING

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-19:09-256 RESOLUTION AUTHORIZING PAYMENT OF BILLS

R-19:09-257 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CONFIRMING CASES FOR SPECIAL TAX APPEAL ASSIGNED TO BLAU & BLAU

R-19:09-258 RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CONFIRMING CASES FOR SPECIAL TAX APPEAL CONSULTANT/COUNSEL

R-19:09-259 RESOLUTION AUTHORIZING THE ADVERTISING OF BIDS FOR PARTICIPATION IN GLOUCESTER TOWNSHIP'S SNOW REMOVAL PROGRAM

R-19:09-260 RESOLUTION EXTENDING MEMBER PARTICIPATION IN THE COOPERATIVE PRICING SYSTEM AND AUTHORIZING THE TOWNSHIP OF GLOUCESTER TO EXTEND THE COOPERATIVE PRICING AGREEMENT WITH CAMDEN COUNTY

R-19:09-261 RESOLUTION AUTHORIZING SALE OF PROPERTY RECOVERED BY POLICE DEPARTMENT

R-19:06-262 RESOLUTION CONSIDERING APPLICATION OF MIT & AANYA CORPORATION FOR PERSON TO PERSON, PLACE TO PLACE TRANSFER OF A PLENARY RETAIL CONSUMPTION LICENSE HELD BY SHORE WINE & SPIRITS, INC. LIQUOR LICENSE NO. 0415-44-026-013

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

NATIONAL HISPANIC HERITAGE MONTH
2019

WHEREAS, nearly 50 years after the United States first observed what was then National Hispanic Heritage Week, Hispanics represent a vibrant and thriving part of our diverse nation. Hispanics have had a profound and positive influence on our country through their strong commitment to family, faith, hard work, and service. They have enhanced and shaped our national character with centuries-old traditions that reflect the multi-ethnic and multicultural customs of their community, and;

WHEREAS, this month's theme, "Hispanic Heritage Month: A History of Serving Our Nation," we recognize the contributions made and the important presence of Hispanic and Latino Americans to the United States and celebrate their heritage and culture, and;

WHEREAS, National Hispanic Heritage Month, whose roots go back to 1968, begins each year on September 15th marking the anniversary of independence of five Latin American countries: Costa Rica, El Salvador, Guatemala, Honduras, and Nicaragua concluding on October 15th. Mexico, Chile, and Belize also celebrate their independence days during this period, and;

WHEREAS, the term Hispanic or Latino, refers to Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. Today, 57.5 million people or 18% of the American population are of Hispanic or Latino origin. This represents a significant increase from 2000, which registered the Hispanic population at 35.3 million or 13% of the total U.S. population, and;

WHEREAS, America has always drawn its strength from the contributions of a diverse people and throughout our nation, Hispanics are advancing our economy, improving our communities, and bettering our country. During National Hispanic Heritage Month, let us renew our commitment to ensuring ours remains a society where the talents and potential of all its members can be fully realized.

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

September 15th through October 15th as
National Hispanic Heritage Month

in the Township of Gloucester as a special annual tribute to promote the celebrating of generations of Hispanic and Latino Americans who have positively influenced and enriched our nation and society

Dated: September 23, 2019

Orlando Mercado
President of Council

David R. Mayer
Mayor

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

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:

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

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Mayor
David Mayer

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.

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:

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

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Mayor
David Mayer

R-19:09-256

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	$ 378,746.37
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	$ 2,799.00
TRUST Per attached computer readout of the claims presented in the amount of	$ 66,102.20
ANIMAL Per attached computer readout of the claims presented in the amount of	$ 260.00
MANUAL CHECKS Per attached computer readout of the claims presented in the amount of	$ 140,419.78

Adopted: September 23, 2019

ATTEST:

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President of Council
Orlando Mercado

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Township Clerk, RMC
Nancy Power

R-19:09-257

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CONFIRMING CASES FOR SPECIAL TAX APPEAL ASSIGNED TO BLAU & BLAU

WHEREAS, the Township Council has previously retained Blau & Blau as Special Tax Appeal Counsel to file appeals to increase assessments that were found to be substantially under assessed; and

WHEREAS, Blau & Blau have filed such appeals for the years 2018 and 2019; and

WHEREAS, the appeals that have been filed have not been specifically authorized by resolution of the Township Council; and

WHEREAS, the Township Solicitor has requested that the Township Council ratify the actions that Blau & Blau has taken on behalf of the Township of Gloucester; and

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester is hereby authorizes the filing of appeals to increase the assessments on the properties listed on **Schedule A**.

Adopted: September 23, 2019

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

R-19:09-258

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CONFIRMING CASES FOR SPECIAL TAX APPEAL CONSULTANT/COUNSEL

WHEREAS, the Mayor and Township Council of the Township of Gloucester, County of Camden, have appointed Blau & Blau, Esq. as Special Tax Appeal Consultant/Counsel on January 2, 2019 under Resolution 19:01-003; and

WHEREAS, the Municipal Assessor and Municipal Attorney have determined specific State Tax Court cases to be assigned to Blau & Blau, Esq.; and

WHEREAS, said Tax Court cases are listed under Schedule "B" attached.

THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that Special Tax Appeal Consultant/Counsel Blau & Blau, Esq. are hereby authorized to work on the Tax Court cases as specified in Schedule B in conjunction with the Municipal Assessor and Municipal Attorney under the current existing Agreement and also set forth on Schedule B.

Adopted: September 23, 2019

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

R-19:09-259

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

WHEREAS, the 2020 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 23, 2019

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

R-19:09-260

RESOLUTION EXTENDING MEMBER PARTICIPATION IN THE COOPERATIVE PRICING SYSTEM AND AUTHORIZING THE TOWNSHIP OF GLOUCESTER TO EXTEND THE COOPERATIVE PRICING AGREEMENT WITH CAMDEN COUNTY

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to enter into Cooperative Pricing Agreements; and

WHEREAS, the County of Camden, hereinafter referred to as the "Lead Agency", has offered voluntary participation in a Cooperative Pricing System for the purchase of work, materials, supplies and services; and

WHEREAS, the Township of Gloucester, County of Camden, State of New Jersey, wishes to continue their participation in the Camden County Cooperative Pricing System: and

WHEREAS, the term of the Camden County Cooperative Purchase shall be for a term of six (6) months commencing on or about September 1, 2019 through February 28, 2020 with one six month option at the discretion of the Lead Agency, the County of Camden.

NOW, THEREFORE, BE IT RESOLVED on this 23rd day of September, 2019 by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Gloucester Township does hereby extend their participation in the Cooperative Pricing Agreement with Camden County.

Adopted: September 23, 2019

ATTEST:

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President of Council
Orlando Mercado

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Township Clerk, RMC
Nancy Power

R-19:09-261

RESOLUTION AUTHORIZING SALE OF PROPERTY RECOVERED BY POLICE DEPARTMENT

WHEREAS, abandoned vehicles have been acquired by the Gloucester Township Police Department through the process of finding or recovery, and

WHEREAS, efforts were made for more than a period of 30 days by the Police Department to ascertain the owner or owners of said vehicles in order to return to said owner or owners the aforesaid vehicles; and

WHEREAS, said vehicles have for more than 30 days been in the possession and custody of said police department and stored at cost and expense of the Township of Gloucester, and

WHEREAS, the Township Council of the Township of Gloucester deems it desirable and in the best interest of the Township to dispose of said property at public auction sale in accordance with N.J.S.A. 40A:14-157.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Gloucester that vehicles as per the attached list and in possession of the Police Department be and hereby are authorized to be sold at public auction sale by the Township and that the Township Clerk prepare and published in the Legal Newspaper of the Township a notice of the proposed sale, not less than ten (10) days prior to the date of the sale.

Adopted: September 23, 2019

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power

R-19:09-262

RESOLUTION CONSIDERING APPLICATION OF MIT & AANYA CORPORATION FOR PERSON TO PERSON, PLACE TO PLACE TRANSFER OF A PLENARY RETAIL CONSUMPTION LICENSE HELD BY SHORE WINE & SPIRITS, INC. LIQUOR LICENSE NO. 0415-44-026-013

WHEREAS, Mit & Aanya has made application for Person to Person transfer of a Retail Distribution License held by Shore Wine & Spirits 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 Mit & Aanya Corporation for the Retail Distribution License which is located at 1725 Sicklerville Road for a Person to Person Transfer of a Plenary Retail Distribution License be and is hereby approved effective September 25, 2019 .

Adopted: September 23, 2019

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President of Council
Orlando Mercado

ATTEST:

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Township Clerk, RMC
Nancy Power