

**GLOUCESTER TOWNSHIP COUNCIL MEETING  
SEPTEMBER 9, 2019  
MUNICIPAL BUILDING, CHEWS LANDING, NEW JERSEY**

Pledge Allegiance to the Flag

Invocation: Rev. Lynn Davis

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	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:**

Mr. Mercado opened the public portion.

Peter Heinbaugh of Morningstar Court thanked Mrs. Power and the Clerk's Office for quickly responding to an OPRA request Mr. Heinbaugh submitted at midnight. Mr. Heinbaugh expressed his dislike of personal comments that were made at a previous meeting. Mr. Heinbaugh asked for clarification regarding the two ordinances on this evening's agenda. Mr. Mercado stated these ordinances must be updated every ten years. Mr. Cardis stated these ordinances are a continuation of law required to updated and approved every ten years. Mr. Heinbaugh asked for information regarding the resolution entering into a shared services with Fire District #2 for street sweeping. Mr. Cardis stated the Fire District requested to utilize the township's street sweeper for their parking lot. The Fire District received quotes and the township's offer to complete the task through a shared service agreement.

Ray Polidoro of Erial asked Council if it was in their capacity to increase the \$25k abatement. Mr. Carlamere stated the amount of the abatement comes directly from the statute. Mr. Polidoro stated the cost of construction has increased in the last ten years and requested another abatement be completed if possible. Mr. Carlamere stated he would look into the statute. There being no further comment, the public portion was closed.

**PROCLAMATION: "NATIONAL OVARIAN CANCER AWARENESS"**

Mrs. Power, Township Clerk, read the Proclamation.

**BID REPORT:**

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

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

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

**WAIVE THE READING AND ACCEPT THE MINUTES OF:**

**EXECUTIVE SESSION:**

August 5, 2019

**REGULAR SESSION:**

August 12, 2019

August 26, 2019

Mr. Hutchison made a motion to accept the minutes, seconded by Mrs. Winters. Roll call vote: Mr. Owens abstained from 8/5. Mrs. Stubbs abstained from 8/26. Mrs. Trotto abstained from 8/5 and 8/12. All in favor. Motion carried. 7-0.

**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**

**WHEREAS**, Public Law 1991, Chapter 441, N.J.S.A. 40A:21-1 et seq., enables Aqualified 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 Aqualified 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

Mr. Hutchison made a motion to adopt on first reading, to have second reading and public hearing on September 23, 2019 and to advertise by synopsis, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 7-0.

**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 Aqualified 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:

\_\_\_\_\_  
 Township Clerk, RMC  
 Nancy Power

\_\_\_\_\_  
 Mayor  
 David Mayer

Mr. Hutchison made a motion to adopt on first reading, to have second reading and public hearing on September 23, 2019 and to advertise by synopsis, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 7-0.

**RESOLUTIONS:  
 CONSENT AGENDA**

**R-19:09-249**

**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:

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Council President  
Orlando Mercado

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Township Clerk, RMC  
Nancy Power

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

**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	2019	\$443.74	Duplicate Payment

Sicklerville, NJ 08081

19004      22      LoanCare Serving Center    2019      \$2,552.82    Overpayment  
P.O. Box 43070  
Jacksonville, FL 32203  
Attn: Debbie Bell-Escrow Dept.

**ADOPTED:** September 9, 2019

\_\_\_\_\_  
President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk, RMC  
Nancy Power

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

**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**

**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:

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Township Clerk, RMC  
Nancy Power

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

**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

ATTEST:

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President of Council  
Orlando Mercado

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Township Clerk, RMC  
Nancy Power

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

**R-19:09-253**

**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

ATTEST:

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President of Council  
Orlando Mercado

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Township Clerk, RMC  
Nancy Power

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

**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

ATTEST:

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President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk, RMC  
Nancy Power

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

**R-19:09-255**

**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

ATTEST:

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President of Council  
Orlando Mercado

\_\_\_\_\_  
Township Clerk, RMC  
Nancy Power

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

**GT E-GOV ACCESS:**

Manny Halprin of Pasadena Drive asked the following questions:

1. *Update to Chapter 58 Hawkers, Peddlers 1.2.19 S 58-30 Action to have penalty for 1<sup>st</sup> offense fine \$250.00, second offense fine \$500.00, third offense \$1000 plus not be able to apply for vendor's license*

2. *Update 1.2.5 S 58-21 fees to include in addition to Terms of License Fee, an additional fee of \$50 per day per each salesperson inclusive for 12 month license to 1 or 7 day license*

3. *Update general regulations – The gov't interest in regulating door to door and transient merchant activities is generally two fold – to ensure residents privacy rights in their home and protect resident from fraud and other crimes. City regulations should seek to control only the nuisance aspects of a particular type of business, not outlaw the activity completely. In order to protect the citizens of Gloucester Township, the application process should include a financial statement from a third party of the company applying for a license. This will insure whether a company is financially solvent and is able to continue in business to provide services or products to the private homeowners.*

Mr. Mercado read Mr. Halprin's statements.

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Joanne Carr of Timberbirch asked Council what the proper procedure is to dispose of medical sharps and needles for diabetic testing. Officer Marconi instructed Ms. Carr to fill a heavy duty detergent container with the items, duct tape it shut once filled, and write "Do Not Recycle" on the outside of the container with a permanent marker.

Jake Commons of Glen Oaks asked Council how to go about submitting a work order to utilize Public Work's asphalt paver to correct Lincoln Drive before pothole season begins. Mr. Cardis explained the Public Work's machine is used for small jobs. Mr. Cardis stated there is a contractor out resurfacing roads and suggested the possibility of submitting a change order to have them resurface that area. Mr. Commons asked who is responsible for cutting trees back from power lines. Mr. Mercado stated it depends on the location in the township. Mr. Commons stated Chews Landing Road needs both sides cut back as well as Almonesson Road before the snow and ice arrive.

Sam Sweet of Erial asked if pain is disposable at Public Works. Mrs. Winters explained that paint and other hazardous materials are collected by the county with a drop off on September 14<sup>th</sup> in Pennsauken and October 19<sup>th</sup> in Lindenwold. Mr. Owens explained if the paint is latex based, fill the can with kitty litter and put it in the trash. Mr. Sweet expressed his dislike of personal comments from the last meeting.

Ray Polidoro of Erial expressed his dissatisfaction with the condition of county roads throughout the township. Mr. Polidoro asked Council approximately how much money did the township receive from the state after the gas tax went into effect. Mr. Cardis stated he did not have the exact number, but explained that the township applies for NJDOT funds every year and several streets, including Kelly Driver and Johnson Road have been completed with these funds.

Sarah Young of Erial stated Joyce Siler needs her friends to come visit her. Ms. Young also asked Council members to come visit her and provided her room number in the Jefferson Rehabilitation Hospital.

There being no further comment, the public portion was closed.

**POLLING OF COUNCIL:**

Mr. Hutchison stated it was nice to see Ms. Young again and thanked everyone for coming out this evening.

Mr. Owens thanked Chief Earle, the police, and first responders. Mr. Owens stated this week is National Suicide Prevention Week. Mr. Owens stressed the importance of reaching out to others who appear to be struggling and provided avenues of help for those in need.

Mrs. Stubbs thanked Public Works for moving a bus stop that was mentioned at last week's workshop that was a hazard.

Mrs. Winters thanked everyone for coming out tonight.

Mr. Mignone thanked everyone for coming out and wished everyone a safe ride home.

Mrs. Trotto announced that nominations are being accepted for the Citizens Appreciation Park ceremony on October 12th and nominations can be located on the township website.

Mr. Mercado thanked everyone for coming. Mr. Mercado stated there will be two 9/11 memorial services on Wednesday at Chews Fire Station at 7 am and also at the First Baptist Church of Blackwood. Mr. Mercado stated nominations are still being accepted for Spanish Heritage Month which will be celebrated at the next council meeting.

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

Respectfully submitted,

Nancy Power  
Township Clerk, RMC

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Council President  
Orlando Mercado