

**GLOUCESTER TOWNSHIP COUNCIL MEETING
SEPTEMBER 23, 2019
MUNICIPAL BUILDING, CHEWS LANDING, NEW JERSEY**

Pledge Allegiance to the Flag

Invocation: Rev. Dr. Mouris Yousef

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

PROCLAMATION: NATIONAL HISPANIC HERITAGE MONTH

Council President Mercado read the proclamation.

PRESENTATION: HISPANIC HERITAGE MONTH HONOREES

Mayor Mayer, Council President Mercado, and council presented the following honorees with plaques in honor of Hispanic Heritage Month.

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:

Mr. Mercado opened the public portion.

Paul Krug of Blackwood Estates asked council if the property recovered referenced in Resolution 261 was recovered through civil asset forfeiture or criminal forfeiture. Mr. Carlamere stated he could not say which items were abandoned and which were confiscated, but there is a statutory procedure that is followed. Mr. Cardis stated the items have been approved through the prosecutor's office. Sgt. Grannan concurred criminal forfeiture is approved by the prosecutor's office.

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

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

Mr. Mercado opened the public hearing.

Ray Polidoro of Erial asked Council if there was a reason the tax abatement was not raised above \$25,000. Mr. Mercado stated the statute gives municipalities the right to set an amount, either \$5, \$15, or \$25,000 and Gloucester Township set the maximum. Mr. Polidoro asked if Council inquired with the state for an exception to go higher. Mr. Palumbo stated this cannot be done unless the state legislature changes the law. Mr. Polidoro asked if there is anything prohibiting Council from running two different improvements at the same time. Mr. Mercado stated current statute prohibits this. Mr. Palumbo explained the value used is an assessed value. The idea is to incite residents to improve their homes and not paying taxes on the improvements for five years. Paul Krug of Blackwood Estates stated he was hoping to hear more about this program. Mr. Palumbo stated this program is for homes that are twenty years old or older and the applications are in the tax assessor's office.

Sam Sweet of Erial asked Council if he took advantage of the \$25,000 abatement, after five years would be able to get it again for a different project. Mr. Palumbo stated yes. There being no further comment, the public hearing was closed.

Mr. Owens made a motion to adopt, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 5-0.

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.

Mr. Mercado opened the public hearing.

Sam Sweet of Erial asked if the apartment abatements are capped. Mr. Palumbo stated this commercial abatement is for 55 and older communities with no cap for new projects only. There is an application process and must be approved by Council through an ordinance. Mr. Sweet asked why residents are limited to \$25,000 while apartments are not. Mr. Palumbo explained these are two different types of values where the average home in the township is \$198,000 verse millions of dollars for a commercial project. Mr. Palumbo stated the commercial abatement is for new projects, not for improving existing structure.

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

Mr. Owens made a motion to adopt, seconded by Mrs. Stubbs. Roll call vote: All in favor. Motion carried. 5-0.

**RESOLUTIONS:
CONSENT AGENDA**

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

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 5-0.

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**.

SCHEDULE "A"
STATE TAX COURT CASES ASSIGNED TO BLAU & BLAU

Block	Lot	Case #		Name/ID
4403	1	006879-2018	002200-2019	Lakeview Apts
5101	1			Lakeview Apts
7401	13	006746-2018	002285-2019	East Hosp (Hojo)
7602	3	006723-2018	002278-2019	EastCoast (Fairways)
8301	1	006628-2018	002302-2019	BlkwdStorage (BHP)
10612	1		002306-2019	Scenic Falls Apt
10801	1	006932-2018	002201-2019	Walgreens
10903	2	006653-2018	010981-2019	Boomerang (T&G)
11402	65	006965-2018	002197-2019	RSS (Auto Zone)
11503	1	004132-2018	002094-2019	RiteAid (BHP)
11706	6	012090-2018	010980-2019	Amy&Sam (BlkLiq)
12301	1.01	006665-2018	002498-2019	CCRealty (Elmwd)
12402	16		002310-2019	Lakeland Rd Apts
13103	44,46	006930-2018	002288-2019	Autumn Ridge
13307	6	006734-2018	002283-2019	Tory Estates
13401	4.02	006957-2018	002198-2019	Quail Ridge Apt
14002	2	006770-2018	002516-2019	EIP (Old ACMoore)
14002	5&5T01		010983/4-2019	Freeway Tower Associates
14003	14&	006618-2018	002483-2019	1840PeterCh (oldPius)
17803	1	006980-2018	002194-2019	Walgreens
18302	4	006915-2018	002300-2019	HKJV (Target et al)
18404	2		002525-2019	MS Realty (CrKeyStores)
18501	12	007405-2018	002294-2019	Jemstone (ShopCrK)
18501	15		002513-2019	Sonkwan Wild Wings
18501	17	006978-2018	002192-2019	CVS
18604	2	006887-2018	002199-2019	Milelli (PNV&Stores)
19903	3	006859-2018	002291-2019	Jamestown Apt
20101	8	012085-2018	010978-2019	Blkw-ClemAsc (Pep)
20301	1	006970-2018	002195-2019	Millbridge Apt
20601	3	006900-2018	002296-2019	Paramount (Marketpl)

Adopted: September 23, 2019

ATTEST:

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor.
Motion carried. 5-0.

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**.

SCHEDULE "B"
STATE TAX COURT CASES ASSIGNED TO BLAU & BLAU
Filed by Taxpayer on Appeal from Camden County Board of Taxation
Hearing Results

(Terms: No Fee if Settled/Withdrawn Prior to Case Work; Total Fee Max - \$500 Case Work and \$500 Trial)

Block	Lot	Case #	County	Name/ID
2101	15	010632-2019	County #41L	223 Chestnut St
7503	4	010638-2019	County #43L	1740 Chews Land Rd
7601	3	010640-2019	County #141L	15 Gravers Lane
8004	6	010631-2019	County #147L	7 Cypress Point Ct
11302	28	010268-2019	County #14L	427 LaCascata Tnhs
11507	11	010635-2019	County #123L	110 Central Ave
14404	24	010639-2019	County #131L	11 Ardmore Court
17001	2	010637-2019	County #28L	215 Hampshire Rd
17003	35	010634-2019	County #31L	1 Yorkshire Rd
19202	2	010636-2019	County #37L	1 Maynard Drive
19704	36	010633-2019	County #40L	7 Breckenridge Dr
18303	18	009118-2019	County #80	24 Brookstone Drive

Adopted: September 23, 2019

ATTEST:

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor.
Motion carried. 5-0.

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

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor.
Motion carried. 5-0.

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

President of Council
Orlando Mercado

ATTEST:

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor.
Motion carried. 5-0.

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

ATTEST:

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 5-0.

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

ATTEST:

President of Council
Orlando Mercado

Township Clerk, RMC
Nancy Power

Mrs. Winters made a motion to adopt, seconded by Mr. Owens. Roll call vote: All in favor. Motion carried. 5-0.

PUBLIC PORTION:

Mr. Mercado opened the public portion.

Denise Coyne of Chews Landing asked Council if the property at the NIKE Base has settled. Mr. Carlamere stated no and explained that their contract reads they may go to settlement after all approvals are completed.

Brian Burns of Erial described the watershed, Mason's Run, located in the township that is home to the last remaining brook trout population in South Jersey. Mr. Burns is interested in securing 40 acres of the area through green acres funding and has confirmed that 100% of the funding is available. Mr. Burns prepared a packet for Council with supporting letters from the DEP and National Wildlife Association. Mr. Burns stressed this area is an exceptional natural resource and would like to work together with Council to obtain this area.

Sam Sweet of Erial informed Council that Francis Leroy Henning, the largest nickel counterfeiter in the United States, was from Erial, New Jersey. Mr. Sweet asked what the procedure was to have an Erial Day festival. Mr. Mercado asked what resources would be needed. Mr. Sweet stated he would start organizing.

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

POLLING OF COUNCIL

Mr. Owens thanked everyone for coming out tonight and congratulated the Hispanic Heritage Month honorees. Mr. Owens reminded residents of the Safe Exchange Zone located out front of the police department with 24 hour surveillance. Mr. Owens thanked the police and first responders.

Mrs. Stubbs tonight's ceremony was a very nice recognition for members of our society.

Mrs. Winters congratulated the honorees and wished everyone to have a good night.

Mr. Mignone also congratulated tonight's honorees.

Mr. Mercado congratulated the honorees and thanked everyone for coming out to celebrate Hispanic Heritage Month. Mr. Mercado reminded residents that the drive in movie night for Avengers: Endgame is September 28th and the Blackwood Pumpkin Festival is October 6th. Mr. Mercado commended Chews Fire for their 9/11 memorial service held each year.

Mr. Owens made a motion to adjourn, seconded by Mrs. Winters. Roll call vote: All in favor. Motion carried. 5-0.

Respectfully submitted,

President of Council
Orlando Mercado

Nancy Power
Township Clerk, RMC