

**GLOUCESTER TOWNSHIP COUNCIL MEETING  
MARCH 9, 2020  
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY**

Pledge Allegiance to the Flag

Invocation: Deacon Pete Shoemaker

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 Harkins, Police
	Mrs. Trotto	Mr. Chadwell, Township Engineer
	Mr. Mercado – abs.	

**PUBLIC PORTION:**

Mrs. Trotto opened the public portion.

Peter Heinbaugh of Morningstar Court asked council, regarding resolution 74, when money was borrowed for this project. Mr. Cardis stated the funds were issued by a note that was part of last year's permanent funding general obligation bond. Mr. Cardis explained each year's notes are combined into one bond issuance. Mr. Heinbaugh asked if there is a better procedure to borrow funds. Mr. Cardis explained borrowing practices are based upon local bond law and the CFO borrows money based upon needs and interest rates. Mr. Chadwell explained how the 2017 Road Improvement Program was divided into two separate projects.

Ray Polidoro of Erial asked Mr. Cardis if the information from Trenton is mandated or a guideline. Mr. Cardis explained the information from Trenton are strict guidelines and laws. Mr. Polidoro asked Council if they will waive the total time limit for the second public portion for the residents in attendance this evening. Mrs. Trotto stated Council will take this into consideration.

There being no further comment the public portion was closed.

**PROCLAMATION:**

**“2020 UDRIVE, UTEXT, UPAY, DISTRACTED DRIVING CRACKDOWN”**

Nancy Power, Township Clerk, RMC read the proclamation.

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

**EXECUTIVE SESSION:**

February 3, 2020

**REGULAR SESSION:**

February 10, 2020

February 24, 2020

Mrs. Winters made a motion to adopt, seconded by Mr. Hutchison . Roll call vote: Mr. Hutchison abstained from the February 3<sup>rd</sup> Executive Session. Mr. Owens and Mrs. Stubbs abstained from the February 24<sup>th</sup> Regular Session. All in favor. Motion carried. 6-0.

**RESOLUTIONS:**

**CONSENT AGENDA**

**R-20:03-065**

**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 \$ 7,575,634.95

**CAPITAL ACCOUNT**

Per attached computer read out of the claims presented in the amount of \$ 217,539.15

**DEVELOPERS ESCROW**

Per attached computer read out of the claims presented in the amount of \$ 27,457.50

**TRUST**

Per attached computer readout of the claims presented in the amount of \$ 112,243.08

**ANIMAL**

Per attached computer readout of the claims presented in the amount of \$ 13,216.80

**MANUAL CHECKS**

Per attached computer readout of the claims presented in the amount of \$ 1,719.20

Adopted: March 9, 2020

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 Mr. Mignone. Roll call vote: Mr. Owens abstained from PO 2001160 Invoice 4179615, 4179619, 4179612, 4180080. All in favor. Motion carried. 6-0.

**R-20:03-066 RESOLUTION AUTHORIZING REFUNDS FROM THE DEPARTMENT OF FINANCE**

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

**R-20:03-067**

**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:

<b>BLOCK</b>	<b>LOT</b>	<b>NAME AND ADDRESS</b>	<b>YEAR</b>	<b>AMOUNT</b>	<b>REASON</b>
10201	1.01	Corelogic 3001 Hackberry Rd. Irving, TX 75063 Attn: Refund Dept.	2020	\$5,111.98	Overpayment
15701	8	Dovenmuehle Mtg. 1206 St. Charles St. Elgin, IL 60120 Attn: Mary Wendel	2020	\$649.94	Overpayment
19002	4	Alexander Reineck 10 Crisfield Rd. Erial, NJ 08081	2020	\$1,751.39	Overpayment

**ADOPTED:** March 9, 2020

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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 Mr. Mignone. Roll call vote: All in favor. Motion carried. 6-0.

**R-20:03-068**

**RESOLUTION REJECTING BIDS FOR LAKESIDE BUSINESS PARK PUNCHLIST SERVICES (RE-BID)**

**WHEREAS**, the Township Council of the Township of Gloucester has authorized and received bids for Lakeside Business Park Punchlist Services (Re-Bid), and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester, that all bids received be and are hereby rejected.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-069**

**RESOLUTION REJECTING BIDS FOR HIDDEN MILL ESTATES PUNCHLIST SERVICES (RE-BID)**

**WHEREAS**, the Township Council of the Township of Gloucester has authorized and received bids for Hidden Mill Estates Punchlist Services (Re-Bid), and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester, that all bids received be and are hereby rejected.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-070**

**RESOLUTION AUTHORIZING THE GRANTING OF A PERMIT TO  
GLOUCESTER TOWNSHIP SCHOLARSHIP COMMITTEE FOR THE POSSESSION  
AND USE OF A FIREWORKS DISPLAY**

**WHEREAS**, the Gloucester Township Scholarship Committee requests a permit be issued for the possession and display of fireworks; and

**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.

**NOW, THEREFORE IT IS HEREIN RESOLVED**, that the possession and use of fireworks on June 6, 2020, rain date June 7, 2020 is hereby granted to the Gloucester Township Scholarship Committee and the appropriate Fire Official is hereby authorized to issue the proper permit.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-071**

**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 3, 2020 under Resolution R20:01-003; 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: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-072**

**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 one year (1) commencing on or about March 1, 2020 through February 28, 2021 with a one year option at the discretion of the Lead Agency, the County of Camden.

**NOW, THEREFORE, BE IT RESOLVED** on this 9<sup>th</sup> day of March, 2020 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: March 9, 2020

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 Mr. Mignone. Roll call vote: All in favor.  
Motion carried. 6-0.

**R-20:03-073**

**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 copy paper, computer paper, and envelopes; 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 March 1, 2020 through August 31, 2020.

**NOW, THEREFORE, BE IT RESOLVED** on this 9<sup>th</sup> day of March, 2020 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: March 9, 2020

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 Mr. Mignone. Roll call vote: All in favor. Motion carried. 6-0.

**R-20:03-074**

**RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 – FINAL ADJUSTMENT  
ARAWAK PAVING COMPANY, INC.  
2017 ROAD IMPROVEMENT PROGRAM (MILL & OVERLAY)**

**WHEREAS**, it was necessary to make changes in the scope of work to be completed in the 2017 Road Improvement Program (Mill & Overlay); and

**WHEREAS**, Change Order #2- Final Adjustment was developed to itemize and authorize those changes; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that Change Order No.2 - Final Adjustment is hereby authorized and approval is hereby granted to revise the contract cost from Change Order #1 (R-18:09-261) to Change Order #2 \$615,004.99 to \$546,552.33.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-075**

**RESOLUTION AUTHORIZING CHANGE ORDER - FINAL ADJUSTMENT  
NERI'S CONSTRUCTION AND RENTAL, INC.  
SPRING HILL DRIVE – OUTFALL REPAIRS**

**WHEREAS**, it was necessary to make changes in the scope of work to be completed in the Spring Hill Drive – Outfall Repairs; and

**WHEREAS**, Change Order - Final Adjustment was developed to itemize and authorize those changes; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester that Change Order - Final Adjustment is hereby authorized and approval is hereby granted to revise the contract cost from \$175,660.00 to \$161,797.00.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**R-20:03-076**

**RESOLUTION GRANTING PERMISSION TO THE TOWNSHIP OF GLOUCESTER  
TO CLOSE A PORTION OF THE BLACK HORSE PIKE IN THE TOWNSHIP OF  
GLOUCESTER FOR THE CELEBRATION OF**

***THE 325<sup>TH</sup> ANNIVERSARY OF THE TOWNSHIP OF GLOUCESTER***

**WHEREAS**, The Township of Gloucester requests permission from the Township Council of the Township of Gloucester to close a portion of the Black Horse Pike from Davistown Road to Church Street; and

**WHEREAS**, pursuant to State Law, the governing body of the Township of Gloucester must grant permission by Resolution authorizing the closing of a State Road, before a permit is issued by the State of New Jersey; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Township of Gloucester is hereby granted permission by the Township Council of the Township of Gloucester to close a portion of the Black Horse Pike, from Davistown Road to Church Street for the 325<sup>th</sup> Anniversary of the Township of Gloucester.

Adopted: March 9, 2020

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk, RMC  
Nancy Power

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

**PUBLIC PORTION:**

Mrs. Trotto opened the public portion.

Candy Ruggieri of Lee Ann Drive asked Council why the township did not respond to two rules proposed under New Jersey Legislature, 49NJR 1275A and 49NJR 1276A regarding cooperative sober living residences and the impact on the township. Mrs. Ruggieri stated Camden County

put out documentation for the funding of cooperative sober living residences and asked Council what the funding is. Mrs. Ruggieri stated the National Alliance for Recovery Residences program should be involved with these residences to make sure the occupants are protected. Chief Harkins stated the Camden County Addiction Task Force puts drug counselors in every municipal court. Chief Harkins explained some of the funding in the report may be for Genesis Counselor Services. Mrs. Ruggieri expressed her concerns with who may go into the sober living homes. Chief Harkins explained no one referred from the township municipal court would have a bench warrant, but cannot speak to what happens on the county level. Mrs. Ruggieri, restating her first question, stated written comments were due by August 4, 2017, and no township responded. Mr. Carlamere questioned the method of transparency because no municipality in New Jersey responded. Mr. Carlamere stated he had conversations with other municipalities in similar situations who are responding now because the information is out and events are happening, but it is amazing not one town responded. Mr. Hutchison stated he spoke with the mayor today and the township has a law firm engaged right now to counter this. Bob Pare, licensed rehab counselor in NJ and resident of Lee Ann Drive expressed his feelings of being attacked because he was not informed. Mr. Pare stated he and his neighbors stumbled upon this information. Mr. Pare expressed that companies are not a protected class and companies and legislation are not protected by the ADA. Mr. Pare stated this home is not equipped to take care of, welcome, or house persons with disabilities which is contradictory of using the protected class argument. Mr. Pare explained that this issue does not just affect Lee Ann Drive because most properties in the township are zoned R3. Mr. Pare stressed a daycare for handicapped children cannot be on Lee Ann Drive along with other businesses, because Lee Ann Drive is not zoned for that, however, Lee Ann Drive is zoned for a sober living home. Mr. Pare stated he was told there are no delays or stop gaps to prevent this from happening. Mr. Carlamere explained the Department of Community Affairs takes ownership of the project and all permits for construction, electrical, etc. are removed from the township's control and completed by the DCA.

Joe Ricchezza of Lee Ann Drive asked Council if someone can explain what R3 zoning means. Mr. Lechner stated the township's R3 zone means 3 dwelling units per acre. Mr. Carlamere stated the uniform construction code differs from the zoning code. Mr. Ricchezza asked what the R stands for. Mr. Lechner stated residential in our township. Mr. Ricchezza asked Council why a business gets to be placed in a residential zone when we all agree it is residential community of single family houses, based on the R. Mr. Ricchezza asked if the sober living home must be more than 1000ft from the school. Mr. Hutchison explained the township engineer went out to obtain a measurement, 900ft as the crow flies, to provide to the attorney. Mr. Cardis explained there is no established distance limit. Mr. Hutchison asked the residents of Lee Ann Drive to compile their questions, provide them to the Township Clerk, and the questions will be passed to the attorneys. Mr. Ricchezza referenced rules from the DCA and information from the Dignity House website and it is inconsistent with a Class F license. Mr. Ricchezza read the regulations pertaining to a Class F license and how the Dignity House website contradicts the DCA's regulations.

Mr. Hutchison asked the residents to provide any information they have obtained to the Township Clerk, to then provide to the attorneys.

Carol Shultz of Lee Ann Drive stated the DCA deemed it not a medical facility, but this is a medical facility with tenants insurance policies helping to pay for it.

Cathy Pogozelski of Lee Ann Drive stated Council was to look into permits. Mrs. Pogozelski stated this home had 2 bathrooms and now has 2 and ½ bathrooms and this work would have required a permit. Mr. Carlamere explained the township construction department has no jurisdiction over permits because everything is under control of the DCA. Mrs. Pogozelski inquired as to where cars will be parked for ten residents, two employees, and visitors. Mr. Carlamere explained the DCA regulates a maximum of 10 tenants, 1 resident for each 100 sq. ft. of sleeping area.

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

#### **POLLING OF DIRECTORS:**

Chief Harkins wanted to introduce Brian Robinson as the new special who will be covering council meetings.

#### **POLLING OF COUNCIL:**

Mr. Hutchison stated the Lee Ann Drive situation is deeply concerning to Council and threatens home ownership. Mr. Hutchison stated Council will do whatever they can and push hard because this situation is a township problem and we must use the township resources to help.

Mr. Owens thanked everyone for coming out and stated he agrees with Councilman Hutchison. Mrs. Stubbs admires everyone's resolve. Mrs. Stubbs expressed her hope that the residents of Lee Ann Drive find other communities that are in similar situations, connect, and bring this to legislation.

Mrs. Winters thanked everyone for coming out and reassured residents that Council is listening and supports you.

Mr. Mignone thanked everyone for coming out and thanked the Lee Ann Drive residents for all of their questions. Mr. Mignone asked the residents to keep coming and fight this together. Mr. Mignone congratulated the boy's basketball team for winning the championship.

Mrs. Trotto thanked everyone for coming out and thanked her fellow council members for this discussion. Mrs. Trotto stated the Women Who Make a Difference ceremony will be March 23<sup>rd</sup> if anyone has nominations to submit.

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

Respectfully submitted,

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President of Council  
Orlando Mercado

Nancy Power  
Township Clerk, RMC