

**GLOUCESTER TOWNSHIP COUNCIL MEETING  
FEBRUARY 14, 2022 @ 7:30 PM  
MUNICIPAL BUILDING, CHEWS LANDING NEW JERSEY**

Pledge Allegiance to the Flag

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:	Ms. Grace-abs.	Mr. Carlamere, Solicitor
	Mr. Hutchison	Mr. Cardis, Business Administrator
	Mr. Mignone	Mrs. Power, Township Clerk, RMC
	Mrs. Stubbs	
	Mrs. Winters	Chief Harkins, Police
	Mrs. Trotto	Mr. Chadwell, Engineer
	Mr. Mercado	

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.  
There being no comment, the public portion was closed.

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

**Reorganization**

January 3, 2022

**Executive Session**

December 13, 2021

**Regular Meeting**

December 13, 2021

December 29, 2021

January 10, 2022

January 24, 2022

Mr. Hutchison made a motion to accept, seconded by Mr. Mignone. Roll call vote: Mr. Hutchison abstained from December 29<sup>th</sup>, Mrs. Stubbs abstained from December 13<sup>th</sup>, January 3<sup>rd</sup>, January 10<sup>th</sup> and January 24<sup>th</sup>, Mrs. Trotto abstained from December 13<sup>th</sup>. Motion carried. 6-0.

**ORDINANCE: FIRST READING (INTRODUCTION)**

**O-22-01**

**CALENDAR YEAR 2022**

**ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS  
AND TO ESTABLISH A CAP BANK  
(N.J.S.A. 40A:4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A:4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to 2.5% unless authorized by ordinance to increase it to 3.5% over the previous year's final appropriations, subject to certain exceptions; and,

**WHEREAS**, N.J.S.A. 40A:4-45.15a provides that a municipality may, when authorized by ordinance, appropriate the difference between the amount of its actual final appropriation and the 3.5% percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Mayor and members of Township Council of the Township of Gloucester in the County of Camden finds it advisable and necessary to increase its CY 2022 budget by up to 3.5% over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Mayor and members of Township Council hereby determines that a 2.5% increase in the budget for said year, amounting to \$1,474,328.18 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS**, the Mayor and members of Township Council hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to the final appropriation in either of the next two succeeding years;

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and members of Township Council of the Township of Gloucester, in the County of Camden, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the CY 2022 budget year, the final appropriations of the Township of Gloucester shall, in accordance with this ordinance and N.J.S.A. 40A:4-45.14, be increased by 3.5%, amounting to \$2,064,059.45, and that the CY 2022 municipal budget for the Township of Gloucester be approved and adopted in accordance with this ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

First Reading: February 14, 2022

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

ATTEST:

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

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

Mr. Hutchison made a motion to adopt on first reading, to have a second reading and public hearing on February 28, 2022 and to advertise by synopsis, seconded by Mrs. Trotto. Roll call vote: All in favor. Motion carried. 6-0.

**CONSENT AGENDA:**

**R-22:02-044**

**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 \$ 7,576,303.82

**CAPITAL ACCOUNT**

Per attached computer read out of the claims presented in the amount of \$ 131,340.13

**ANIMAL TRUST**

Per attached computer read out of the claims presented in the amount of \$ 17,660.00

**DEVELOPERS ESCROW**

Per attached computer read out of the claims presented in the amount of \$ 4,900.00

**TRUST**

Per attached computer readout of the claims presented in the amount of \$ 42,095.97

**OPEN SPACE TRUST**

Per attached computer readout of the claims presented in the amount of \$ 21,568.73

**MANUAL CHECKS**

Per attached computer readout of the claims presented in the amount of \$ 412,443.98

Adopted: February 14, 2022

ATTEST:

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President of Council  
Orlando Mercado

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Township Clerk,  
Nancy Power, RMC

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

**R-22:02-045**

**RESOLUTION AUTHORIZING CANCELLATION OF MUNICIPAL TAX SALE CERTIFICATES**

**WHEREAS**, Certificate of Sale #17-00162, issued to the Township of Gloucester, for delinquent taxes on Block 6602, Lot 2, assessed to Zetts Realty LLC, at a tax sale held on December 28, 2017, and was redeemed by homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #18-00432, issued to the Township of Gloucester, for delinquent taxes on Block 11302, Lot 56, assessed to Serock, Michael B. & Linda M, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #18-00432 include GTMUA charges in the amount of \$211.24 and CCMUA charges in the amount of \$401.96 to be refunded upon collection; and

**WHEREAS**, Certificate of Sale #18-00468, issued to the Township of Gloucester, for delinquent taxes on Block 11402, Lot 53, assessed to Trent Mims, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #18-00468 include CCMUA charges in the amount of \$364.93 to be refunded upon collection and;

**WHEREAS**, Certificate of Sale #18-00731, issued to the Township of Gloucester, for delinquent taxes on Block 15202, Lot 17, assessed to 16 Rem LLC, at a tax sale held on December 27, 2018, and was redeemed by the homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #18-00731 include GTMUA charges in the amount of \$153.46 and CCMUA charges in the amount of \$291.27 to be refunded upon collection; and

**WHEREAS**, Certificate of Sale #20-00066, issued to the Township of Gloucester, for delinquent taxes on Block 1901, Lot 18, assessed to Robert Belins, at a tax sale held on December 29, 2020, and was redeemed by the homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #20-00742, issued to the Township of Gloucester, for delinquent taxes on Block 16110, Lot 12, assessed to Jetsom Inc, at a tax sale held on December 29, 2020, and was redeemed by the homeowner paying the full amount of the delinquency; and

**WHEREAS**, Certificate of Sale #20-00982, issued to the Township of Gloucester, for delinquent taxes on Block 18601, Lot 9, assessed to Deborah, John, Irvin Jr Watson Trust, at a tax sale held on December 29, 2020, and was redeemed by the homeowner paying the full amount of the delinquency; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Municipal Clerk of the Township of Gloucester are hereby authorized to endorse the above Certificates of Sale for cancellation and refund GTMUA and CCMUA.

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-046**

**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>
13306	1-C1102	Irene Aleogena 1102 Emerson Court Clementon, NJ 08021	2022	\$2,343.42	Overpayment

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-047**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF GLOUCESTER TO RENEW MEMBERSHIP IN THE CAMDEN COUNTY MUNICIPAL JOINT INSURANCE FUND AND EXECUTION OF A RENEWAL AGREEMENT AS INSURANCE PROVIDER**

**WHEREAS**, the Township of Gloucester is a member of the Camden County Municipal Joint Insurance Fund; and

**WHEREAS**, said membership terminates as of December 31, 2021 unless renewed by agreement between the Township of Gloucester and the Camden County Municipal Joint Insurance Fund; and

**WHEREAS**, the Township of Gloucester desires to renew said membership for a three (3) year period commencing January 1, 2022 and ending January 1, 2025.

**NOW, THEREFORE, BE IT RESOLVED**, that the Township Council of the Township of Gloucester is hereby authorized and directed to renew membership in the Camden County Municipal Joint Insurance Fund and to execute a renewal agreement for a period of three (3) years commencing January 1, 2022 and ending January 1, 2025 as insurance provider on behalf of the Township of Gloucester and agrees to adhere to the Bylaws, Rules and Regulations, coverages and operating procedures thereof as presently existing or as modified from time to time by lawful act of the fund.

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-048**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY AUTHORIZING THE EXTENSION AND SIGNING OF A SHARED SERVICE AGREEMENT WITH THE GLOUCESTER TOWNSHIP MUNICIPAL UTILITIES AUTHORITY (GTMUA) FOR GRASS, COMPOST AND RECYCLING**

**WHEREAS**, the Township Council of the Township of Gloucester is authorized to sign the extension of the Shared Service Agreement with the Gloucester Township Municipal Utilities Authority for the grass, compost and recycling; and

**WHEREAS**, the Township of Gloucester and the Gloucester Township Municipal Utilities Authority desires to extend the Shared Service Agreement for the implementation and administration of certain activities relating to the operation of a composting facility, the collection and disposal of grass and leaves, the recycling of glass, papers, plastics and cans within the Township of Gloucester; and

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of Gloucester, County of Camden and State of New Jersey, does hereby authorize the extension and signing of a Shared Service Agreement with the Gloucester Township Municipal Utilities Authority.

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-049**

**RESOLUTION AUTHORIZING THE TOWNSHIP OF GLOUCESTER TO ACCEPT A SUBGRANT AWARD FROM THE DEPARTMENT OF LAW AND PUBLIC SAFETY, OFFICE OF THE ATTORNEY GENERAL, FOR THE FEDERAL FISCAL YEAR 2021 FOR THE EMERGENCY MANAGEMENT PERFORMANCE GRANT (EMPG) AND THE EMERGENCY MANAGEMENT AGENCY ASSISTANCE (EMAA) PROGRAMS AND FOR THE TOWNSHIP'S CHIEF FINANCIAL OFFICER TO CERTIFY THE AVAILABILITY OF FUNDS**

**WHEREAS**, the Township of Gloucester, Office of Emergency Management, has been

awarded State Homeland Security Grant Program Sub-grant AFN #97.042, Subgrant Award #FY21-EMPG-EMAA-0415 from the New Jersey Department of Law and Public Safety, Office of the Attorney General. The Subgrant, consisting of a \$10,000.00 Federal Award, \$0 Match, of a total amount of \$10,000.00 is for the purpose of enhancing and sustaining Gloucester Township's ability to prevent, respond to and recover from acts of terrorism, natural disasters and other catastrophic events and emergencies; and

**WHEREAS**, the Township of Gloucester will use these funds to enhance your Emergency Management Program and that the funds will be used for Emergency Management purposes; and

**WHEREAS**, the award period is from July 1, 2021 to June 30, 2022; and

**WHEREAS**, the subgrant award incorporates all conditions and representations contained or made in application and notice of award; and

**WHEREAS**, the Township of Gloucester Office Emergency Management, designated by the New Jersey State Police, Office of Emergency Management, has submitted an Application for Subgrant Award that has been required by the said New Jersey State Office of Emergency Management.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Township of Gloucester, in the County of Camden, State of New Jersey:

1. That the Council accepts the award of the FFY21 Emergency Management Performance Grant Program (EMPG), Emergency Management Agency Assistance Subgrant (EMAA) in the amount of up to \$10,000.00 Federal Funds from the New Jersey State Police, Office of Emergency Management.
2. That the Chief Financial Officer and Director of Emergency Management are authorized to sign the appropriate subgrant award documents.
3. That copies of this resolutions shall be forwarded to the New Jersey State Police, Office of Emergency Management, the City Business Administrator, the Chief Financial Officer and the County Division of Emergency Management and Office of Treasury.

Adopted: February 14, 2022

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Township Clerk  
Nancy Power, RMC

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President of Council  
Orlando Mercado

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

**R-22:02-050**

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR  
THE ESTATES AT LAKESIDE PHASE I  
BLOCK 18301 LOTS 16,17 & 18  
IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of The Estates at Lakeside Phase I has supplied the Township of Gloucester with Letter of Credit #20511001 from the 1<sup>ST</sup> Colonial Community Bank in the original amount of \$643,804.92 for site improvements; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester does hereby authorize the reduction of securities for The Estates at Lakeside Phase I as follows:

	<u>Original Guarantee</u>	<u>Reduction #1</u>	<u>Reduction #2</u>	<u>Reduction #3</u>	<u>Reduction #4</u>
Public Facilities	\$643,804.92	\$615,196.92	\$331,291.32	\$201,846.60	\$195,846.60

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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

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

**R-22:02-051**

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR  
THE ESTATES AT LAKESIDE PHASE II  
BLOCK 18301 LOTS 16,17 & 18  
IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of The Estates at Lakeside Phase II has supplied the Township of Gloucester with Letter of Credit #20551001 from the 1<sup>ST</sup> Colonial Community Bank in the amount of \$292,252.20 for site improvements; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester does hereby authorize the reduction of securities for The Estates at Lakeside Phase II as follows:

	<u>Original Guarantee</u>	<u>Reduction #1</u>	<u>Reduction #2</u>
Public Facilities	\$292,252.20	\$213,028.20	\$166,372.210

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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

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

**R-22:02-052**

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR  
THE ESTATES AT LAKESIDE PHASE III  
BLOCK 18301 LOTS 16,17 & 18  
IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of The Estates at Lakeside Phase III has supplied the Township of Gloucester with Letter of Credit #20591001 from the 1<sup>ST</sup> Colonial Community Bank in the amount of \$456,648.48 for site improvements; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township

of Gloucester does hereby authorize the reduction of securities for The Estates at Lakeside Phase III as follows:

	<u>Original Guarantee</u>	<u>Reduction #1</u>	<u>Reduction #2</u>
Public Facilities	\$456,648.48	\$345,384.48	\$274,104.48

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-053**

**RESOLUTION AUTHORIZING REDUCTION OF SECURITIES FOR  
THE ESTATES AT LAKESIDE PHASE IV  
BLOCK 18301 LOTS 16,17 & 18  
IN THE TOWNSHIP OF GLOUCESTER**

**WHEREAS**, the developer of The Estates at Lakeside Phase IV has supplied the Township of Gloucester with Letter of Credit #20621001 from the 1<sup>ST</sup> Colonial Community Bank in the amount of \$298,470.60 for site improvements; and

**WHEREAS**, the Engineer has inspected this project and has given his report to the Township Council of the Township of Gloucester; and

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester does hereby authorize the reduction of securities for The Estates at Lakeside Phase IV as follows:

	<u>Original Guarantee</u>	<u>Reduction #1</u>	<u>Reduction #2</u>	<u>Reduction #3</u>
Public Facilities	\$298,470.60	\$231,414.60	\$171,546.60	\$89,541.18

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-054**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING A3 INDUSTRIAL LLC,  
REDEVELOPER FOR THE GLEN OAKS REDEVELOPMENT OVERLAY DISTRICT  
AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT  
(MEMORANDUM OF AGREEMENT)**

**WHEREAS**, pursuant to provision of the Redevelopment and Housing Law of the State



of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area in need of redevelopment in accordance with the Redevelopment and Housing Law of the State of New Jersey; and

**WHEREAS**, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment, and

**WHEREAS**, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and in accordance with the provisions of the Local redevelopment and Housing Law of the State of New Jersey, did designate itself as the Redevelopment Entity, and

**WHEREAS**, the Redeveloper did submit a proposal for the development of the property; and

**WHEREAS**, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity, to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

**WHEREAS**, the Township Council and Redeveloper have engaged discussions concerning the construction of improvements to property within the Redevelopment Area; and

**WHEREAS**, the Redeveloper has agreed to redevelop parcels within the Redevelopment Area as indicated.

**NOW, THEREFORE**, by the Township Council of the Township of Gloucester as follows,

1. A3 INDUSTRIAL LLC is hereby designated Redeveloper for the area known and described as Block 4901 Lot 1, all within the Glen Oaks Redevelopment Overlay District .
2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement with A3 Industrial, LLC for the planning, construction, development or the undertaking of any project within the designated redevelopment area. The proposed form of Redeveloper's Agreement is attached to this Resolution.

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

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Township Clerk  
Nancy Power, RMC

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

**R-22:02-055**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, NAMING SICKLERVILLE INVESTORS LLC, REDEVELOPER FOR THE NEW VISION BUSINESS PARK DISTRICT AND AUTHORIZING THE SIGNING OF A REDEVELOPMENT AGREEMENT (MEMORANDUM OF AGREEMENT)**

**WHEREAS**, pursuant to provision of the Redevelopment and Housing Law of the State of New Jersey, N.J.S.A. 40A:12A-1, et seq., the Township Council of the Township of Gloucester did direct the Planning Board of the Township of Gloucester to conduct a preliminary investigation to determine an area to be identified as the New Vision Business Park District; and

**WHEREAS**, the Planning Board did conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings, and determined that the designated area is an area in need of redevelopment; and

**WHEREAS**, the Township Council of the Township of Gloucester did adopt the Redevelopment Area of the Township of Gloucester by Ordinance, and known as New Vision Business Park District; and

**WHEREAS**, within the New Vision Business Park District, a portion of which is property known as BLOCK 18301, LOT 10.04, known as 845 Williamstown Erial Road; and

**WHEREAS**, the Redeveloper submits a proposal for the development of the property; and

**WHEREAS**, the Redeveloper proposes to redevelop the property in the Redevelopment area with the following improvements:

Addition of a second drive thru lane and associated digital directional/preview signage and digital menuboard signage to the existing Taco Bell restaurant (the “Redevelopment Project Improvements”).

**WHEREAS**, The Redevelopment and Housing Law authorizes the Township Council, as the Redevelopment Entity to name a Redeveloper and to contract with a Redeveloper for any area of planning, construction or the undertaking of any project within the designated redevelopment area; and

**WHEREAS**, the Redevelopment Entity and Redeveloper have engaged in discussion concerning the construction of improvements to the Redeveloper’s property, within the Redevelopment Area; and

**WHEREAS**, the Redeveloper has agreed to redevelop the Property within the New Vision Business Park District as described above following approval and time restraints imposed by and represented to the Planning Board of the Township of Gloucester.

**NOW THEREFORE, BE IT RESOLVED**, It is herein Resolved by the Township Council of the Township of Gloucester as follows,

1. Sicklerville Investors LLC, the intended property owner, is hereby designated Redeveloper for the area known and described as 845 Williamstown Erial Road, Sicklerville, New Jersey 08012. Being Block 18301 Lots 10.04 of the New Vision Business Park District.
2. The Mayor of the Township of Gloucester, or other Official of the Township of Gloucester as may be designated, is hereby authorized to enter into a Redevelopment Agreement for the planning, construction, development of the addition of a second drive thru lane and associated digital directional/preview signage and digital menuboard signage to the existing Taco Bell restaurant (the “Redevelopment Project Improvements”) within the designated redevelopment area.

Adopted: February 14, 2022

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President of Council  
Orlando Mercado

ATTEST:

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

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

**REGULAR AGENDA:**

**R-22:02-056**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF  
GLOUCESTER, CAMDEN COUNTY, NEW JERSEY, AUTHORIZING THE SIGNING  
OF AN AMENDED LEASE AGREEMENT FOR LEASE AND DEVELOPMENT OF A  
SOLAR PHOTOVOLTAIC FACILITY KNOWN AS BLOCK 14003, LOTS 25 & 26, AND  
KNOWN AS THE GEMS LANDFILL**

**WHEREAS**, the Township of Gloucester along with the Gloucester Township Planning Board has previously determined the advantage of the development of a Solar Photovoltaic Facility at the GEMS Landfill located on Hickstown Road New Brooklyn Erial Road; and

**WHEREAS**, the Gloucester Township Planning Board did previously conduct a preliminary investigation in accordance with the guidelines set forth N.J.S.A. 40A:12A-6, held public hearings and determined that the designated area is an area in need of redevelopment; and

**WHEREAS**, the Township Council of the Township of Gloucester and Syncapha, LLC entered in a certain Amended and Restated Lease Agreement dated November 4, 2020 (the “Original Lease”);

**WHEREAS**, the Township of Gloucester and Syncarpha, LLC desire to amend the Amended and Restated Lease Agreement (the “Original Lease”) for the purpose of defining the property to leased as reflected in Exhibit A. Exhibit A will be replaced in its entirety and made a part of the First Amendment to Amended and Restate Lease Agreement.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Council of the Township of Gloucester is hereby authorized to sign the First Amendment to Amended and Restate Lease Agreement with Syncarpha, LLC for the purposes of defining the property to be leased as reflected in Exhibit A. Exhibit A will be replaced in its entirety and made a part hereof the First Amendment to Amended and Reinstated Lease Agreement to develop, construct and operate a photovoltaic solar array facility located on Hickstown Road and New Brooklyn Erial Road and designated on the official tax map of the Township of Gloucester known as Block 14003, Lots 25 & 26 in consideration of the premises and mutual agreement set forth in the Redevelopment Agreement.

Adopted: February 14, 2022

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

ATTEST:

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

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

**GT E-GOV ACCESS:**

Sam Sweet of Elizabeth Place asked Council the following question:

*According to NJ state law, if a company donates to a political party and they were awarded a non-fair contract, they are penalized from doing business with the township in question in the future I asked at the last Council meeting how long is that penalty for? I was told that Mr. Carlamere's office would get back to me with an answer. As of the moment they have not. How long is the penalty for?* Mr. Carlamere stated 1 year.

**PUBLIC PORTION:**

Mr. Mercado opened the public portion.

Shaunessy Smithman of Millbridge Gardens suggested placing municipality and fire department address and phone numbers on United States Postal Service drop boxes.

Paul Krugg of Blackwood Estates asked if there was a strategy to implement the revised Blackwood West Redevelopment Plan. Mr. Krugg began a discussion regarding the upcoming budget.

Shaunessy Smithman of Millbridge Gardens suggested placing municipality and fire department

address and phone numbers on fire hydrants throughout the township. Mr. Carlamere explained the fire hydrants are owned by the two water companies that service the township. There being no further comment, the public portion was closed.

**POLLING OF COUNCIL:**

Mr. Hutchison thanked everyone for coming  
Mr. Mignone thanked everyone for coming  
Mrs. Stubbs thanked everyone for coming.  
Mrs. Winters provided facts on heart disease.  
Mrs. Trotto thanked everyone for coming  
Mr. Mercado stated this Saturday is the fire elections.

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

Respectfully Submitted,

Nancy Power, RMC  
Township Clerk

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Council President  
Orlando Mercado